

APPENDIX-2

PROPOSAL ONE- HOME OPPORTUNITIES



Home Opportunities
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Contact: Mike Labbe
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Brampton Housing Catalyst Capital Project



June 2, 2022

Bindu Shah, Principal Planner/Supervisor
(Growth Management & Housing),
City Planning & Design Planning,
Building and Economic Development Department
City of Brampton

Executive Summary

In response to the Brampton Housing Catalyst Capital Project (Phase 1) Homes Opportunities Non-profit Corporation, (Home Opportunities or HO) is pleased to submit an Expression of Interest related to the delivery of affordable ownership housing on a site near the intersection of Bovaird Drive West and Mississauga Road in the Mt. Pleasant Heights (51-3) area of Brampton (Appendix A). We are requesting \$1,000,000 that will create a revolving seed capital and down payment assistance pool that will lead to the production of hundreds low-income ownership opportunities every year in Brampton.

When our application is successful, Home Opportunities will incorporate a non-profit co-operative corporation, comprised of future owners/residents who will retain the services of Home Opportunities to implement its model of affordable ownership housing (described below) on this site. We are excited to offer Brampton residents an opportunity to work with us in developing an ownership model that can offer residents and workers with incomes as low as \$32,000 a year a chance to own their home through our unique innovative model that does not require any grants or subsidies from any level of Government.

Through your Catalyst program, our unique Affordable Housing model can benefit from seed capital, (for use only in Brampton) that will permit us to launch multiple developments in the City of Brampton. Because ongoing grants and subsidies are not required for our model, a revolving seed capital fund and access to land are the only limit on Home Opportunity's ability to deliver affordable ownership housing units in large numbers.

Submission Requirements:

A - Proponent declaration and organizational capacity:

Overview

Home Opportunities is a Non-profit Corporation that coordinates the development and marketing of affordable home ownership projects across Ontario. Home Opportunities works for a separate Non-profit Co-operative Corporation on each of its developments. Community Wealth Co-operative Corporation "CWC" see www.communitywealth.ca manages the surplus created by each development. CWC also works with Home Opportunities to arrange the financing needed to offer homes to lower-income families. The President of Home Opportunities, Michel (Mike) Labbe MSM, is the country's foremost innovator in the non-profit housing space and recipient of the Meritorious Service Medal from the Governor General (see project profiles and Appendix B). Mike's co-workers and members of HO have been working in the affordable housing field for over 40 years (Appendix B) and produced in excess of 10,000 units over that time. Please see www.homeopportunities.ca

The key to the model Mike has developed is using lending from both government and private sources to achieve their goals of affordable home ownership, not grants and subsidies. This allows the scale of Home Opportunities' developments to match the scale of the housing need in any given municipality. Support from the Brampton Housing Catalyst fund can lead to the production of 500 units a year or more in Brampton.

Associate partnerships and investors

Home Opportunities is associated with three coalitions (Appendix C), who Support this important work.

- a) We have major charities as partners because they understand the need for scale to address both the housing crisis and access to jobs that housing can support.
- b) All of Ontario's major Credit Unions are members of the non-profit Housing Supply Coalition. They will provide the financing that we require from the private non-profit sector.
- c) The members of the Housing Delivery Coalition will provide us access to the innovations that will keep our housing cost effective, such as factory produced components or even 3D printing, should it prove cost effective.

Proponents Team

One of the most important functions of Home Opportunities is to create a site-specific team that is capable of delivering its developments on time and on budget. In the case of this submission, the landowner has already started conversations with the City, and HO will be introducing the appropriate architect and contactor for this site to advance the site plan approval. In the past, we have worked with Deltera Construction, part of the TRIDEL Group of Companies to build and deliver our buildings. For this site, we will be looking for alternatives with more experience in the ground-oriented product we will be building here.

Resources and expertise –

HO connected with the landowner through a shared interest in delivering affordable home ownership to Brampton residents. City staff heard of our organization and made the connection, knowing the common interest and social conscience of the landowner. The Landowner, known as Argo TFP, is comprised of Argo, TACC, Fieldgate and Paradise, a group of builders and developers that have been delivering communities throughout Brampton for over 20 years. They have committed to the sale of this land at a very

affordable (and well below market value) rate to Home Opportunities to bring this proposed project to fruition. At the time of this submission, HO is in the process of finalizing an Agreement of Purchase and Sale (APS) for this land. The Group has graciously allowed us to make a deposit of \$10 on the APS to allow us to proceed with a minimum of seed capital (See Appendix E). They have also agreed to unique terms unheard of in standard real estate transactions to assist Home Opportunities in delivering the contemplated affordable housing. Argo TFP and HO align well with our shared goals and dedication to such a social commitment. In addition to the very affordable price, Argo TFP will be providing its years of expertise working with the City of Brampton to aid and assist us in the approval process for this project. Home Opportunities will be responsible for the management of the professional services needed to complete this proposed development, but Argo TFP is committed to providing guidance and assistance along the way.

Key resources

As mentioned in the Executive Summary, an important key to moving such a project forward is access to seed capital. This we hope to obtain through the Brampton Housing Catalyst Fund. It is the most expeditious source for our planned development, but funding is also available from CMHC and/or the Federation of Canadian Municipalities. The difficulty with the latter sources is timing, as both can take up to a year to allocate funding. Obviously, this would seriously delay the contemplated development. All other resources required are currently available to the team, including real estate agents that will sell the homes for a basic fee of \$1,000 per housing unit.

B - Project Plan and Delivery Approach:

Description of the project proposal

HO will deliver a minimum of 70 ground oriented affordable units in a mix of one-, two-, three- and four-bedroom units, subject to approval and feasibility of the associated site plan. (Appendix D)

Proposed innovative housing designs

HO's innovation is not so much in the housing design, which uses multiplex, maisonette, and townhouse designs to provide added affordability (Appendix F), but we are proposing to use factory-produced or modular components which is a less common approach for these forms of housing. Further, in terms of innovation, our financial package is also unique and builds on the successful Options for Homes model, which has delivered over 6,000 units across Ontario and Quebec, under Mike Labbé's leadership. With respect to section 4.3, we can confirm the HO has developed the most innovative housing model in the country, and Brampton will achieve significant economic development benefits from implementing it. Our focus on the working class will not only

greatly improve the lives of those we help with Affordable Housing but the economic viability of multitudes of employers in Brampton.

Proposed Site Plan

We have included a simple site plan and elevation to illustrate the form of housing we are proposing (Appendix D and E). We will begin construction as soon as municipal approvals including building permit are available and we are asking for an expedited approval process.

a) Project schedule

- Q2 2022 – Complete Agreement of Purchase and Sale
- Q3 2022 – Pre consultation with the City
- Q1 2023 – Site Plan application to the City
- Q2 2023 – Sales begin on homes
- Q4 2023 – Registration of Plan of Subdivision (Transfer of Land)
- Q4 2023 – Site Plan Approval
- Q1 2024 – Building Permit available and approved
- Q1 2024 – Sales target achieved financing available
- Q1 2024 – Closing on the land and construction start on the homes.
- Q4 2024 – Occupancy of the homes
- Q1 2025 – Registration of the condominium

b) Budget for Housing Catalyst Capital Funding

- The seed capital portion of the Catalyst Fund will be used for design and working drawings \$250,000, marketing and sales \$100,000, project management \$100,000 and governance and legal \$50,000
- We can provide a Construction Budget upon request.

Location, Zoning and Other Parameters

The land is in the northeast corner of the Mt. Pleasant Heights 51-3 secondary plan, situated adjacent to a restored and protected natural heritage system of the West Huttonville Creek, which will serve as a backdrop to the proposed community.

The Minister of Municipal Affairs issued an MZO in March 2022 (Appendix F) to facilitate the delivery of a Peel Regional Police Division facility within this community and, as a part of this Order, the subject land were zoned for mixed use residential, exactly the zoning required for our proposed project. This greatly improves the project schedule and accelerates the delivery of affordable home ownership to Brampton residents.

Our Asks

We ask the City to provide a \$1,000,000 grant to achieve two important results:

a) Prompt Delivery of Affordable Ownership Housing Units

The seed capital will enable the development to get underway expeditiously by paying the cost of initial design, market, development coordination, and incorporation and support of a community lead Co-operative Housing Development Corporation. These items will require \$500,000 in funding between now and the beginning of construction as outlined in the budget above. Once construction has begun, we will repay \$500,000 of the advance through the construction financing. We will then allocate \$200,000 of the funding to providing home ownership for households below Decile 2. We will reuse the remaining \$300,000 as seed capital for the next development in Brampton thus providing a perpetual and growing source of affordable housing for the residents of the City.

b) Providing Affordability for Decile 2 and below

We are requesting an additional \$500,000 when construction begins to provide down payment assistance to households with incomes below Decile 2. We anticipate that these additional funds, together with the \$200,000 mentioned above will provide \$700,000 in funding to help us provide ten units for Decile 2. Any additional funding would lead to more opportunities for households below Decile 2. Once these homes resell, the funds will reallocate to help another household below Decile 2 thus providing a perpetual source of homes for households below Decile 2.

The true power of our unique model lies in its ability to reuse the funds provided in perpetuity to provide an ever-increasing supply of affordable homes. The support from the City of Brampton at this juncture will not only begin to provide affordable housing for this one development, but it will also assist in future projects providing even more affordable housing for those in need. Home Opportunities with the support of the City of Brampton and companies with a social conscious (like the landowners) intends to build our way out of the existing housing crisis. We can provide not only project delivery jobs but as many affordable housing units as may be required year after year.

Additional Support

With respect to additional support, we are asking for three loans/deferrals that would help the effectiveness of our development:

We ask:

- a) That we pay the municipal application fees when the building permit is ready for issuance.
- b) That we pay the development charges and levies when the sale of the homes close.

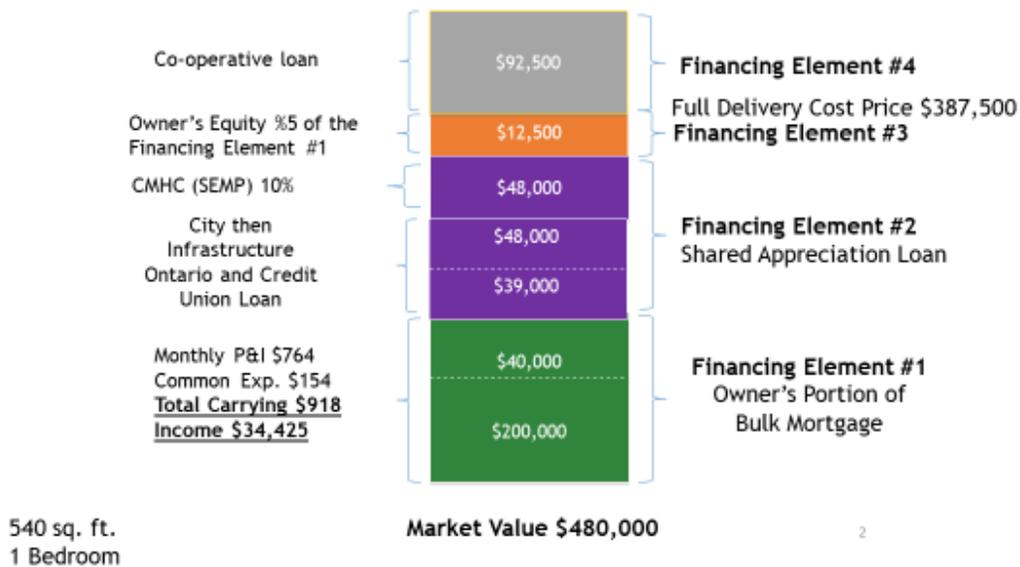
- c) That all or part of the property taxes on 30% of the homes be postponed until the first resale, with the payment of an interest rate equal to the Infrastructure Ontario lending rate.

C - Understanding of scope of EOI:

We understand clearly that Brampton wishes to support innovation in the non-profit sector. HO’s model is unique in its ability to create housing equity by serving the needs of vulnerable populations in Brampton without the need for additional grants or subsidies. The fact that we will turn the funding provided into a revolving pool of funds that continuously provide more housing, increases to the power of our request.

We are applying under the section 2) Affordable homeownership solutions section of the Pilot Ideas, and are proposing a shared equity model that accesses both existing government loan programs and private sector lending in a new and exciting manner using four financing elements illustrated and described as follows:

Innovative Financing (typical home)



Financing Element #1:

- The first element of the financing is the provision of 30% of the market value of the developments (to a maximum of \$200,000) as a loan from the CMHC Co-Investment fund. This loan will feature a 50-year amortization period repaid over a term of 5 years starting in year 20. Spreading the repayment over 5 years will minimize the potential impact on the owners.

- Private sector lenders would provide at least 20% of market value peripassu with CMHC. The private sector funding would match the CMHC funding's terms.

Financing Element #2:

- The second element is the CMHC insured shared appreciation bulk mortgages. Our model proposes that they will initially provide 10% of the market value from the housing accelerator fund (similar to the SEMP) and 10% from provincial infrastructure loan corporations or similar entities. At this time, HO has several credit unions ready to replace and/or supplement this funding with their own private sector sources as needed.

Financing element #3:

- Purchasers – the homeowners - will be required to provide at least 5% down payment. The program would base the 5% on their share of the financing from the first element. This will maintain the historic relationship between income and down payment and make the program more accessible without increasing risk.

Financing element #4:

- The fourth element of our financing structure is the hardest to explain but is a key element. Normally, when a corporation develops a property, they are expecting a developers' profit. In our model, we provide the "developers" profit as extra help for the purchasers down payment. We recover these profits when the purchaser sells or voluntarily pays it back. When paid back, we use these funds to help provide more housing for other low-income families.
- These loans, generally 20% of the market value are in last position as a shared appreciation mortgage.

As the property appreciates over time, and as the owner makes repayments on different elements of the loan, the equity value in the property increases becoming further security against the entire project.

The generational wealth created for the buyer/family is the fastest way for a family to move from low income to middle class.

D - Project Feasibility:

Financial viability

The funding and municipal support we have requested is sufficient to get the proposed development ready for construction upon reaching 70% of sales with purchasers identified and qualified to purchase. This will allow us to arrange sufficient construction

financing to complete and register the Condominium. HO will work together with the current owners of the project land to achieve all of our financing requirements. The Group has a solid record of accomplishment with the financial industry.

Built Form enhances project viability

We have specifically chosen ground related wood construction designs (Appendix F) because these forms provide cost effective housing, and allow us to achieve the intended affordability. We will fine-tune the designs in consultation with our manufactured housing provider.

Funding sources

As described above, we will seek financing under CMHC's Co-investment Fund and Share Equity Mortgage Program "SEMP". As a non-profit, we qualify for both and are easily able to meet their affordability requirements. We also intend to approach Infrastructure Ontario to match the CMHC SEMP loan. As stated above, we will be leveraging the deferral of the development charges as proof of Brampton's support for our model and therefore will be asking the City to provide a letter of support to both senior levels of government.

We now have support from several Credit Unions, among them Meridian, Libro, Alterna and Desjardin who are fully capable of providing us with all the private lending needed to cover our construction and take out financing.

Ask of the City

As mentioned previously, we are looking for an allocation of \$1,000,000 from the Housing Catalyst Capital Project.

Additional Support

Beyond the items mentioned above there are some nonfinancial supports that would further the effectiveness of our work.

- a) Fast tracking municipal approvals
- b) Written support in obtaining an Infrastructure Ontario loan
- c) Written support for our application to CMHC for the Co-investment and SEMP loan funding
- d) Assistance accessing employers with employees in need of affordable housing for their workforce
- e) Help accessing Brampton residents on the Peel housing waiting lists
- f) Participation in launch ceremonies and media events
- g) Providing a venue for our sales presentations.

Utilization of Funding

The creation of a revolving seed capital fund will lead to the construction of dozens of affordable ownership projects in Brampton without the need for any additional resources from the City of Brampton. Providing a revolving funding mechanism to serve households below Decile 2 will lead to an ever-expanding pool of homes available to households below this Decile without any additional funding. This is by far the most effective use of the Catalyst funding.

E - Project references:

1. Windmill Line Co-operative - 1982 (208 units)

- first Occupancy 2 years 1 month after initial site plan application
- 3 corridors for an 8 storey building designed to enhance social cohesion
- 3 municipal addresses to permit mail delivery on every floor to enhance social cohesion, the first time post office had ever done this type of delivery



Neil Wycik – 1984 (168 rooms)

- First expansion of student housing without using a student housing program
- First use of Convert to Rent private profit-oriented program by a non-profit corporation
- First use depreciation allowance by a non-profit by selling it to the contractor



29 McCaul – 1985 (30 units)

- First use of the Renterprise private profit-oriented program by a non-profit
- First provision of housing exclusively for artists by a private sector program



The Options Model – 1992 (produced 6,000 units so far)

- First housing model that used share appreciation lending in Canada

60 and 70 Mill Street – 1998 (235 Units)

- First Home Ownership project in Toronto to qualify as social housing under the Official Plan
- Launched the Distillery District when no other developer would consider the location



650 Lawrence Avenue West – 2002 (431 units)

- First development to produce homes that would carry for the CMHC average rent levels without any form of subsidy
- First time Canada Lands Corporation accepted a \$1,000 deposit for a land transaction



Old Kennedy Co-operative in Markham - 2005 (144 units)

- First use of municipal development charge deferral, they were repaid within 20 years



Guildwood Co-operative in Scarborough – 2008 (181 Units)

- First bulk loan under the provincial home ownership program



Options International every country needs a different approach – 2016 (520 homes started so far)

- Each of six countries required specific innovations to be viable.



Others examples available upon request

F - Mandatory criteria:

1. Home Opportunities plans to use the Catalyst funding to launch an Affordable Ownership Housing model that can grow into producing in excess of 500 units a year for the residents of Brampton, provided we can identify multiple land opportunities. This is the exact intent of the Catalyst Project and Housing Brampton as we see it. For the proposed development, HO is working with a landowner/developer to obtain the land in a manner that is completely replicable, so, with Brampton's ongoing support finding the suitable land opportunities will be achievable.

2. **Home Opportunities is a non-profit corporation. Its Affordable Housing model involves three non-profit corporations and they require the reinvestment of all excess income in these companies into the non-profit purposes of the corporations. The stated purpose is to use housing as a tool to begin to reduce poverty. Home Opportunities will control the land developed through a non-profit Co-operative. There are no profit-making partners or principals involved in this development.**
3. **As per the Condominium Act, the board of directors of the affordable condominium when registered will retain a qualified property management company with at least 5 years of management experience. Our condominiums in the past have retained DEL Property Management (part of the TRIDEL Group of Companies) to perform the property management duties. They have been in existence for decades.**
4. **CMHC (Vice-president of Innovation) has confirmed that our operating/development model is highly innovative and first of its kind in Canada. We are using existing financial programs in ways never before used in a manner that maximizes their ability to provide affordability. Our supporting coalitions bring together the private, non-profit, charitable and government sectors to form an effective and efficient non-profit delivery model. The building designs will be adapted to explore the use of manufactured housing that can speed up the delivery of the housing.**
5. **In our marketing, we specifically target seniors, single parent households, new immigrants, the working poor, indigenous households and racialized community members. Our focus is not on students or veterans but in no way are they excluded from participating in our projects.**
6. **Affordability thresholds for Brampton:**
 - **95% of our home owners will have incomes below Decile 6,**
 - **80% will be below Decile 5,**
 - **70% will be below Decile 4,**
 - **30% will be below Decile 3,**
 - **15% will be below Decile 2**
 - **and 5% will be below Decile 1.**
 - **Even the 5% of the owners above Decile 6 are used to average down the cost for the 5% of the owners below Decile 1 to allow them to qualify as purchasers. Thus 100% of our units produce affordable homes and are owner occupied. If an owner chooses to rent out their home, they must first repay their shared appreciation loans, which we use to help another household in the same Decile. We outline this requirement in the agreement of purchase sale. Then we protect the requirement through the mortgage on their home.**

7. We can maintain affordability in Brampton at the Decile levels listed above in perpetuity with this program. When a unit sells, we then build a replacement unit for the same Decile on another site in Brampton. The financing mechanism guarantees the affordability not the unit.
8. Our development site is near the corner of Bovaird Drive West and Mississauga Road in Brampton (Appendix A).

G - Preferred Criteria:

1. The land identified for this project is within a 15-minute walk or a 5-minute bike ride (or other active transportation) to the existing Mount Pleasant Go Station. Our development will further add to the ridership of the already existing infrastructure of this public transit node. This will provide the immediate access to transit for our residents, which further benefits the affordability of this project. The development is also in close proximity to the future MTSA, as planned for the Heritage Heights Secondary Plan. The proposed area development within the Mt. Pleasant Heights district also has a designated school site within short walking distance from this project.
2. On our grade related homes, we will be providing universal accessibility features.
3. Our larger units can accommodate multi generational households and we will give priority to housing several members of one family in the new community. The cohousing component of our development specifically targets culturally appropriate design and multi generational living.
4. Our focus is on using the maximum number of pre-manufactured components in our development.

As additional preferred criteria, we would offer:

5. We are proposing to work toward net zero for our building, net zero for our operations and a low carbon lifestyle for our residents.
6. HO has developed an innovative “Save to Own” program (rent to own is not applicable because our participants are never renters) that allows qualified low-income purchasers a chance to own despite a low down payment. HO’s lower cost price means that low-income households will qualify on the same bases as any other purchaser. HO gives these purchasers 2 years to remedy any credit issues before they are able to move in. They must provide at least \$500 as an initial down payment and join a savings program that requires deposits of at least \$100 a month. As long as they meet their commitments to the program, they can move into the condominium as interim occupants until they achieve the 5% down payment at which point they receive title to their home.

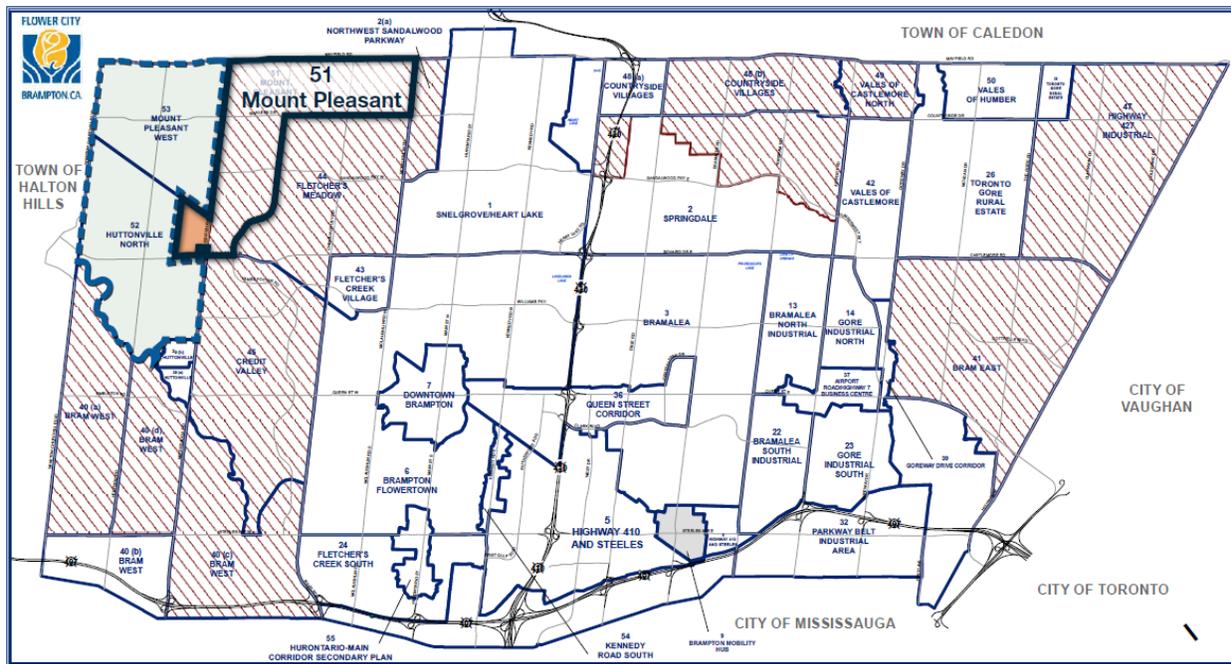
H – Conclusion:

Home Opportunities' Affordable Home Ownership model provides an exciting opportunity for Brampton to be at the leading edge of innovation in the non-profit affordable housing space. It will also create real and tangible benefits for economic development in the City.

We look forward to speaking further about what we can accomplish together for Brampton.

G – Appendices

Appendix – A - Location Map



NEWER SECONDARY PLAN AREAS OR PORTIONS THEREOF SUBJECT TO THE NEW HOUSING AND DENSITY CATEGORIES OF THE OFFICIAL PLAN APPEALED TO OMBL/PAT HERITAGE HEIGHTS SUBJECT LANDS

Brampton Mobility Hub Secondary Plan (Area 9) under appeal on a site specific basis for 69 and 75 Bramalea Road.

Appendix – B - Michel Labbé's bio



Michel Labbé, M.S.M. (Mike to many) is an Urban and Regional Planning Graduate from the University of Waterloo. He has been involved in the production of affordable housing for 42 years, the first 13 working on subsidized rental projects with Lantana Non-profit Housing Corporation who developed 7,600 units over that period. He was responsible for identifying and securing land for successful development under these programs.

A trip, to work in the Townships of Johannesburg, South Africa, and the disappearance of government grants contributed to a shift in focus to affordable ownership housing.

In 1992, Mike founded Options for Homes Non-Profit Corporation. As President of Options For Homes Non-profit Corporation, Mike has been instrumental in developing a model that can provide mixed income housing to thousands of households without any permanent government subsidy. Options for Homes

has become a leading organisation in the Social Enterprise movement and has provided homes to over 6500 households across Canada.

Options received numerous awards and honours over the 25 years that Mike was responsible for its growth. The first the CMHC Affordable Housing Award in 2002. The City of Toronto named Mike an Affordable Housing Champion in 2010. In 2008, Mike was named winner of the Canadian Urban Institute Local Hero Award. The Alumni Achievement award by the University of Waterloo in 2014. In 2015, he received the City Builder Award from the Canadian Urban Institute and received the EY Entrepreneur of the Year for social entrepreneurs. Mike was also a recipient of a Meritorious Service Medal from the Governor General of Canada in 2016.

Options began expanding its business model to other social enterprises in 2009: car-sharing cooperative, Options for Cars, green energy division, Options for Green Energy, international homes division, Options International, and the Community Wealth Non-Profit, a non-profit social enterprise that acts as a financing agent for the social enterprise community.

Six countries across the world are now applying the Options model, including Kenya, Cameroon, and many others. Mike, as CEO of Options International has assisted in the construction of over 50 homes internationally.

In 2014, Mike started working with a group in Baffin Island, Nunavut in hopes to bring the Options' Model up north. With an extremely high unemployment rate, Mike shifted his focus to developing employment rather than housing. Since then, he has become the President of First Fish; a non-profit working directly with the Inuit fishers of Pangnirtung with the goal of providing full employment for the community.

In 2018, Mike left Options for Homes Non-profit Corporation (Greater Toronto Area) to launch his current endeavour Home Opportunities Non-profit Corporation that in 2020 began working with the Community Wealth Workforce Housing Coalition to develop poverty reducing hubs throughout Ontario. The Coalition includes organizations like the Meridian Credit Union, the United Way, the YMCA, the Canadian Mental Health Association, and many other organizations developing a scalable solution to address the issue of poverty. They are currently working on 5,000 units worth or potential developments that will provide ownership opportunities to households with incomes between \$30,000 and \$75,000 per year.

Appendix – C - List of Coalition Members

Community Wealth Workforce Housing Coalition Corporate Members and Supporters

1. **The Neighbourhood Group:** **Kegan Harris** - Director, Housing Development -
kharris@tngcs.org
2. **United Way Greater Toronto:** **Lorraine Duff** - Director Special Projects & **Alex Dow**
Director Neighbourhood Initiatives - LDuff@uwgt.org
3. **North York Community House:** **Shelley Zuckerman** – Executive Director -
szuckerman@nych.ca
4. **Building Up:** **Tarah Clark** - Partner, Chief Operating Officer - tarah@buildingup.ca
5. **Mennonite New Life Centre of Toronto:** **Shelly D’Mello** - Executive Director -
sdmello@mnct.org and Tracy Docheff – Communications Manager - TDocheff@mnct.org
6. **Barbara Schlifer Commemorative Clinic:** **Marion Newrick** - Manager Executive
Office - m.newrick@schliferclinic.com
7. **Circle of Care Sinai Health System:** **Josephine Sarne** - Business Development Lead -
jsarne@circleofcare.com & Lara De Sousa - VP Client Services
8. **YMCA of Greater Toronto:** **Jane Pyper** - Chief Operation & Service Officer -
jane.pyper@ymcagta.org
9. **Luma Care:** **Danielle Dang** - Senior Director, Planning and Care Initiatives -
ddang@lumacare.ca
10. **Houselink Community Homes:** **Brian Davis** - Executive Director -
brianda@houcelink.on.ca
11. **Keller Williams advantage Path Team Realty:** **Sean Provencher** - Broker of
Record, Owner - sean@goflipospace.com
12. **Mainstay Housing:** **Gautam Mukherjee** - Executive Director -
gmukherjee@mainstayto.ca

13. Meridian Credit Union: Michael Ras - Director, Government and Stakeholder Relations
- Kevin.VanKampen@meridiancu.ca

14. Woodgreen Community Services: Mwarigha - Vice President Housing &
Homelessness Services - mwarigha@woodgreen.org

15. Autism Ontario: Nalina Patel - Parent Group Member - nbpatel@hotmail.ca

16. Jane Finch Centre: Clara Stewart-Robertson - Manager, Community Planning and
Development - clarasr@janefinchcentre.org

17. Canadian Mental Health Association, Toronto Branch: Nicole Giles –
Manager, Housing services - ngiles@cmhato.org

18. Home Opportunities Non-profit Corporation: Mike Labbe – President CEO
- mlabbe@homeopportunities.ca

19. Yee Hong Center for Geriatric Care: Dr. San Ng - Acting CEO - San.Ng@yeehong.com

Supporters

1. Steve Lurie: Adjunct Professor FISW, University of Toronto - stevelurie7@gmail.com

2. M. Carol Jamieson: Principal Seniors Affordability - MCJ Development Consultants -
mcjamieson@rogers.com

3. Yu-Kai (Joseph) Wong: Founder Yee Hong Center for Geriatric Care -
jwtoalpha@yahoo.ca

4. Michael Ras: Senior Vice President Counsel Public Affairs - mras@counselpa.com

Implementation Group

1. Michael Ras

2. Carol Jamieson

3. Mwarigha

4. Mike Labbe

Housing Supply Coalition Corporate Members and Supporters

1. **The Neighbourhood Group:** **Kegan Harris** - Director, Housing Development -
kharris@tngcs.org
2. **Community Wealth Co-operative Corporation:** **Peter Cameron** – President -
pcameron@ontario.coop
3. **Ontario Co-operative Association:** **Erin Morgan** – Executive Director -
emorgan@ontario.coop
4. **CUSW:** **Tom MacLean** – Vice President - tmaclean@cusw.ca
5. **Roots to Roofs:** **Stan Boychuk** – President - stan@boychukconsulting.com
6. **Home Opportunities Non-profit Corporation:** **Michel Labbe** – President -
mlabbe@homeopportunities.ca
7. **Cohousing Options Canada Non-profit Corporation:** **Kristopher Stevens** –
Executive Director - kristopher@cohousingoptions.ca
8. **Vancity Community Investment Bank:** **Trish Nixon** - Managing Director, Commercial
Impact Banking - TNixon@vcib.ca
9. **Meridian Credit Union:** **Kevin VanKampen** – Vice President, Business Banking -
Kevin.VanKampen@meridiancu.ca
10. **Desjardin:** **Sophie Gingras** – Director, Community Partnerships and Programs -
sophie.a.gingras@desjardins.com
11. **Alterna Credit Union:** **Shawn Khimji** – Vice President Wealth Management -
shawn.khimji@alterna.ca
12. **Libro Credit Union:** **Jordan Moat** – Regional Manager - jordan.moat@libro.ca
13. **First Ontario Credit Union:** **Kevin Tom** – Chief Investment Officer -
kevin.tom@firstontario.com

14. Northern Credit Union: **Jamie Mcleod** – Senior Vice, Innovations and Operations -
Liisa.Woolley@northerncu.com

Housing Delivery Coalition Corporate Members and Supporters

1. **Markee Developments:** **Jason Marks** – Partner- jason@markeedevelopments.com
2. **Path Real Estate Team:** **Dylan Provencher** – President - Dylan.p@beginyourpath.com
3. **Architecture Unfolded:** **Eduardo Ortiz** – Partner - ortiz@unfolded.ca
4. **Nidus 3D:** **Ian Arthur** – Partner - ian@nidus3d.com
5. **Evolve Builders Group Inc.:** **Ben Polley** – Founder - ben@evolvebuilders.ca
6. **Coldwell Banker Peter Benninger Realty, Brokerage:** **Peter Benninger** – Owner
- pbenninger@coldwellbankerpbr.com
7. **S2eTechnologies:** **Derek Satnik** – Vice President of Technology - dsatnik@s2etech.com
8. **Argo Development Corporation** – **Gord Buck** – Founder - gord@argoland.com

Appendix – E – Design Direction



Appendix – F - Maplevue Sample Plans

MAPLEVIEW VILLAGE

UPPER LEVEL
679 sq ft

1D
679 sq ft

Blank No. _____ Unit No. _____ Level No. _____
 Purchase Acknowledgment: (Signature) No. _____ Date _____
 Dimensions, specifications, layout and materials are approximate and are subject to change without notice. The purchaser may verify the size and area of portions of the premises may vary and purchaser will have no claim or cause of action of any kind. Actual usable floor space may vary from stated floor area. Plans are subject to change without notice and are subject to government mortgage, flood, wind, water and other.

1022-MAPLEVIEW VILLAGE - APRIL 2, 2010

MAPLEVIEW VILLAGE

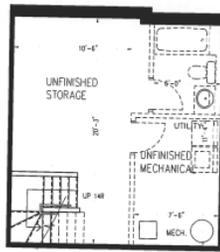
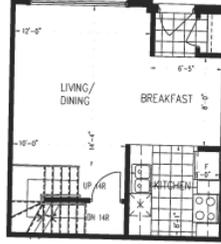
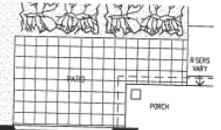
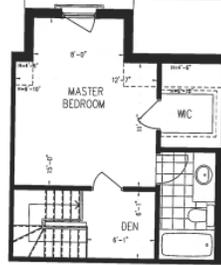
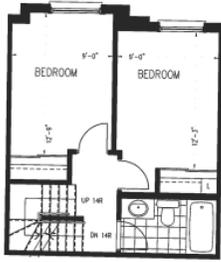
UPPER LEVEL
874 sq ft

2B
874 sq ft

Blank No. _____ Unit No. _____ Level No. _____
 Purchase Acknowledgment: (Signature) No. _____ Date _____
 Dimensions, specifications, layout and materials are approximate and are subject to change without notice. The purchaser may verify the size and area of portions of the premises may vary and purchaser will have no claim or cause of action of any kind. Actual usable floor space may vary from stated floor area. Plans are subject to change without notice and are subject to government mortgage, flood, wind, water and other.

1022-MAPLEVIEW VILLAGE - APRIL 2, 2010

MAPLEVIEW VILLAGE

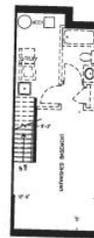
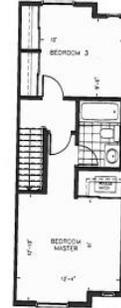
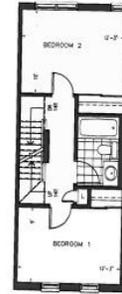
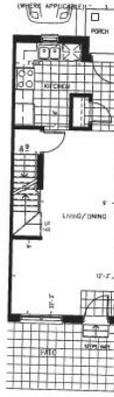


3A
1225 f12
(NOT INC. UNFIN. BSMT)

Book No. _____ Unit No. _____ Lot No. 1, 2, 3
Purchase Acknowledgment - _____ Date _____
Dimensions, specifications, layout and contents are approximate and are subject to change without notice. The purchaser may vary the size and use of portions of the units and the purchaser will have no claim or cause of action of any kind. Actual construction may vary from stated floor area. Prices are subject to change without notice, and do not include alternative mortgage, taxes, water and other.

11-02-MAPLEVIEW VILLAGE ARK 2, 10

MAPLEVIEW VILLAGE



4A
1368 f12
(NOT INC. UNFIN. BSMT)

Book No. _____ Unit No. _____ Lot No. 1, 2, 3
Purchase Acknowledgment - _____ Date _____
Dimensions, specifications, layout and contents are approximate and are subject to change without notice. The purchaser may vary the size and use of portions of the units and the purchaser will have no claim or cause of action of any kind. Actual construction may vary from stated floor area. Prices are subject to change without notice, and do not include alternative mortgage, taxes, water and other.

11-02-MAPLEVIEW VILLAGE ARK 2, 10

Appendix – G – Ministerial Zoning Order

Part of Lots 11 and 12, Concession 5, WHS, (Geographic Township of Chinguacousy), City of Brampton, Regional Municipality of Peel



MAP No. 295

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,

Planning Act

Ontario Regulation: 158/22

Date: March 4, 2022

Original Signed By: Minister of Municipal Affairs and Housing

LEGEND

-  Land Subject to Zoning Order
-  Environmental Protection Zone
-  Mixed Use Zone
-  Residential Zone
-  Lot & Concession
-  Roads
-  Ownership Parcel



Map North (Degrees): 0°

0 75 150 300

Metres

1 cm equals 100 metres

ONTARIO REGULATION 158/22

made under the

PLANNING ACT

Made: March 4, 2022

Filed: March 4, 2022

Published on e-Laws: March 7, 2022

Printed in *The Ontario Gazette*: March 19, 2022

ZONING ORDER - CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL

Definitions

1. In this Order,

"amenity space" means an outdoor area used exclusively for the enjoyment of the outdoor environment;

"back-to-back stacked townhouse dwelling" means a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall;

"lane" means a public right-of-way less than 12 metres in width;

"Zoning By-law" means Zoning By-Law No. 270-2004 of the City of Brampton.

Application

2. This Order applies to lands in the City of Brampton, in the Regional Municipality of Peel, in the Province of Ontario, being the lands outlined in red on a map numbered 295 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Residential Zone

3. (1) This section applies to the lands located in the area shown as the Residential Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for,

- (a) single detached dwellings;
- (b) street townhouse dwellings;
- (c) back-to-back townhouse dwellings;
- (d) rear-lane townhouse dwellings;
- (e) an administrative office or facility for a public authority;
- (f) public or private schools;
- (g) indoor or outdoor recreation facilities;
- (h) flood and erosion control;
- (i) conservation areas;
- (j) accessory uses; and
- (k) a police station.

(3) The zoning requirements for the uses permitted under clause (2) (a) are as follows:

1. The minimum lot width is 9 metres for an interior lot and corner lot.
2. The minimum lot area is 215 square metres for an interior lot and corner lot.
3. The minimum lot depth is 24 metres.
4. The minimum front yard depth is 2.5 metres.
5. Despite paragraph 4, a front yard depth of 5.75 metres is required for a garage door facing the front lot line.
6. The minimum exterior side yard width is 2 metres.

PROPOSAL TWO- GAVE



Golden Age Village for the Elderly (GAVE)

Tanya Thanh-Nha, Secretary General

11088 Pine Valley Drive

Vaughan, ON L3L 0B9

Tel: 647-524-0018

Email: info@tuoihacvillage.ca

Web: www.goldenagevillage.ca

Amended Response to Expression of Interest:
Brampton Housing Catalyst Capital Project (Phase 1)
8950 McLaughlin Road South, Brampton, Ontario

July 6, 2022

Letter of Introduction

To: Selection Committee
Brampton Housing Catalyst Capital Project (Phase 1)
The Corporation of the City of Brampton

Re: Amended Response to Request for Expression of Interest: Brampton Housing Catalyst Capital Project (Phase 1) - 8950 McLaughlin Road South, Brampton, Ontario

Dear Selection Committee,

We are pleased to submit our amended response to the Corporation of the City of Brampton's Expression of Interest: Brampton Housing Catalyst Capital Project (Phase 1). Our proposed affordable housing project would be located at 8950 McLaughlin Road South, Brampton, Ontario. The project proposes the new construction of 99 units in Brampton.

This project would support our vision of creating a modern village setting comprised of an integrated Campus of Care offering both long-term care accommodation (under separate title and funding) and independent, affordable rental apartments for seniors and persons with developmental disabilities. The village will be designed with a culturally significant approach, reflective of Vietnamese cultural priorities and preferences.

The emphasis will be placed on providing Vietnamese cultural programming that brings people of all generations together and fosters a spirit for a diverse cultural community, as a contribution to the City of Brampton's socio-cultural and economic development agenda. This application is relating to the housing component of the project. While the focus of the residence will be for Vietnamese seniors, it will be available to all members of the wider community.

We understand that Phase 1 of the Brampton Housing Catalyst Capital Project incentivizes the following pilot ideas:

- Single Room Occupancy housing (SROs)
- Affordable home ownership solutions
- Affordable house-scale infill housing
- Flexible and incremental design approaches



Our proposed project would fall under the Single Room Occupancy housing pilot idea which the Request for Expression of Interest describes as:

The SRO typology can provide affordable, purpose built rental housing for single person households. SROs include compact individual micro units; and amenities such as communal food preparation areas are shared. SROs can be either standalone new buildings, integrated into new development, or repurposed from existing buildings. They may be operated by non-profit and community organizations. Co-living housing is a type of intentional SRO community that provides shared housing for people with similar values or intentions and could include studio type apartments on every floor, with different shared amenities available on each floor.

A pilot project for SROs will demonstrate innovative rental approaches towards low-income single person households, specifically students, newcomers and seniors. International students are a large component of new international migration driving housing demand in Brampton. Providing safe and affordable housing to students can prevent displacement of non-student low-income tenants from the lower rent stock, where they compete with students. The pilot is intended to address rental needs for Brampton's income deciles 1 to 4.

The project can utilise modular, pre-fabricated and manufactured construction technology and could be developed in a format of either a standalone mid to high rise micro-apartment complex or as a component of a larger, mixed-use project. Co-living opportunities include shared kitchens, workspaces and amenities. If designed for a particular ethnic community or independent seniors, design can address culture and age appropriate facilities and programming. Applicants can explore creative options such as additions to existing low rise and or underutilized institutional/commercial buildings. Partnerships with faith based and community organizations are encouraged.

Our project meets all aspects of the above description and will demonstrate a highly innovative approach to expanding the available options for affordable rental housing for seniors and persons with developmental disabilities in Brampton.

Mandatory Criteria

We have read through the mandatory criteria and can confirm that:

1. Our project aligns with the Housing Brampton report which discusses the importance of addressing housing needs for seniors in Brampton. To facilitate this, Brampton will “create specific policies, designations, guidelines and zoning for housing forms and tenures that cater to seniors” (Housing Brampton pg. 105). These initiatives show the City of Brampton is very interested in ensuring adequate housing is available to seniors. Our proposed project falls in line with the Housing Brampton report.



2. We are a non-profit organization where no part of the income is payable to the personal benefit of a member or shareholder thereof. We have been a non-for-profit organization for at least five (5) years, are incorporated and operate as a not-for-profit.
3. The project is proposed to be managed or operated by UniversalCare who have over 15 years of experience.
4. The project explores innovative operating models, financing options, partnerships between all types of stakeholders (builders, agencies, levels of government), and in the design and implementation.
5. The project targets households that include households in need, i.e. seniors, persons with developmental disabilities and members of a racialized community.
6. The project meets the affordability thresholds for Brampton income deciles 1 to 4 (2021) as per the applicable project criteria in 4.3.
7. The project ensures that affordability, as referenced by the affordable thresholds for Brampton for 2021 as described in the REI document, be maintained for a period of 50 years.
8. The project is located within the geographic boundary of the City of Brampton.

Preferred Criteria

We have also reviewed the preferred criteria and can confirm that:

1. The project is located within the City's Designated Nodes and Corridors as found on Schedule 1 and Schedule 1a of the City's Official Plan; or upcoming Major Transit Station Areas, and or in close proximity (400 metres radius) to services and amenities (e.g., frequent transit, schools, recreation centres, retail and other services);
2. The project incorporates universal accessibility features;
3. The project addresses culturally appropriate design and spatial needs of multi-generational households; unless not applicable under selected project scope; and
4. The project includes modular, pre-fabricated and manufactured construction technology, wherever applicable under selected project scope.

Proponent Declaration and Organizational Capacity

The Golden Age Village for the Elderly (GAVE), incorporated as a not-for-profit entity in April 2013 and registered with the CRA as a charity in November 2014, was established with the objective of building and operating a seniors' village serving the cultural, economic, social and unique dietary needs of the more than 100,000 Vietnamese Canadians in the Greater Toronto Area.

In cooperation with municipal, provincial and federal governments, our organization serves to build a fully integrated Campus of Care consisting of a Long-Term Care home, an affordable rental housing residence for seniors and persons with developmental disabilities, and a cultural centre – a place to celebrate culture, tradition, and heritage.

Golden Age Village for the Elderly was established to address culturally specific seniors housing and long-term care facility crises faced by the Vietnamese Canadian community in Ontario, modelled after our sister organization, Golden Age Manor in Edmonton. We are a non-profit establishment in the process of building a smart and innovative Campus of Care Village to provide aging-in-place, culturally-sensitive long term care and affordable housing to our seniors in the GTA, expected to be completed by 2025.

Here at the Golden Age Village for the Elderly, we are about senior care, celebrating Vietnamese culture, giving back to the community and youth investment. We provide workshops, resources and classes to seniors, scholarships to Vietnamese Canadian youth, and we are committed to serving local communities in the GTA. Every year, we host galas and concerts to fundraise for our GAVE project, many of which have taken place at the Rose Theatre in Brampton.

Associated Partnerships and Investors

Partnership is a key element of our project. Canada Mortgage and Housing Corporation (CMHC) has provided SEED Funding to assist in the planning and design of the affordable rental seniors apartment and will be providing major capital funding under its Co-Investment Funding Program. The City of Brampton is leasing the property on which the project will be built for 50 years at a nominal rate. The Federation of Canadian Municipalities has approved funding under its Green Municipal Fund to assist in designing an energy efficient project. The TD Bank Group has allocated a grant of \$375,000 to the project. Mary Centre, a well-established community-based organization providing supports and services to persons with developmental disabilities in Brampton and elsewhere, will be supporting individuals with developmental disabilities living in the



project. The Ministry of Long Term Care has executed the Development Agreement setting in place the funding for the long term care component of the Campus of Care.

Proponent Project Team

Below we describe the key members of the project team.

Venerable Thich Thien Tam – Chair

The Venerable Thích Thiện Tâm is an esteemed Vietnamese Buddhist Monk. Born in Vĩnh Long, Việt Nam, he completed the 4-year Buddhism Studies program at the Institute of Buddhism of Phuoc Hoa and graduated from the Buddhism Teacher program in 1973. He was nominated for the Secretary General position of the Vietnamese Buddhist Delegate Federation of Vinh Binh and launched a public Buddhism program specifically catering to children of Vinh Binh.

In 1988, he left Vietnam as a refugee and arrived in Canada, where he established the Edmonton Institute of Buddhism Studies in 1989 and was instrumental in establishing the Truc Lam Monastery (Edmonton), Tay Thien Monastery (Westlock), Dong Do Temple (Windsor) and Thien Truc Temple (Kelowna). Ven. Thien Tam was elected as Chair of the Steering Committee of Vietnamese Unified Buddhist Congregation Of Canada (GHPGVNTN) from 1992 to 2000. Under his guidance and leadership, and with the strong support of not only the Edmonton Vietnamese community but also from the Edmonton and Alberta government, the Edmonton Vietnamese Golden Manor launched in 2008 was a success story for the Vietnamese senior community.

Leveraging the success of Edmonton Golden Manor, Ven. Thien Tam offered to help initiate the Golden Age Village for the Elderly (GAVE) project in Ontario in 2012, and he hasn't stopped since. He has since been devoting his time and effort to launch the Institute of Buddhism Studies in Dallas in 2011 and the Dallas Vietnamese Golden Manor in 2013. As a Vietnamese refugee, as a Buddhist Monk, and as a compassionate and determined leader, the Venerable Thich Thien Tam will continue to strive for the betterment of the most vulnerable members of the Vietnamese community.

Tanya Thanh-Nha Nguyen, BSc. – Secretary General & CEO

Tanya has spent the majority of her adult life giving back to the community and helping to affect change in a positive way. She is a community leader, a volunteer, a youth mentor, a scout/girl guide leader, and a dedicated wife and mother of three children.

With over 40 years of volunteerism under her belt, Tanya has garnered many awards and recognitions including the Ontario Provincial Volunteer Award, the City of Vaughan Volunteer Award and has been recognized by the Canada Federal Government, the Vietnamese Women Association Toronto, Girl Guides of Canada and many other organizations. Since 2013, Tanya has been instrumental in the pursuit of the



Vietnamese Golden Age Village for the Elderly Campus of Care facility, connecting and holding everyone together from sponsors, to donors, to volunteers, old and young, to other organizations and government bodies, to fundraise and spearhead the project forward.

Professionally, Tanya holds a Bachelor of Science degree from the University of Toronto, has 8 years of IT experience with IBM Canada Lab, and over 20 years in the banking and financial industry with the Royal Bank of Canada.

Van-Hoa Duong, B.Ed. – Vice Chair – Internal

Van-Hoa Dương graduated from Chasseloup Laubat High School in Saigon, 1953. He later joined The Vietnamese Air Force. Training at The French Air Force Base 721, Rochefort sur Mer, France (1953-1957). Following his time in the Vietnamese Air Force, he graduated with a Bachelor's Degree in Education from the Faculty of Education, Saigon University (1961-1964). Upon graduating, he held the position of French language teacher from 1964-1972. Van-Hoa was then promoted to Principal of the Thu Duc Pilot High School, Faculty of Education, Saigon University (1972-1974).

Van-Hoa graduated from The International Pedagogic Center, Paris, France and attended the Sorbonne University in Paris, France where he completed his Master's Degree of French Literature Program (1974-1975). He earned a B.A. from York University, Toronto (1986). He has been a teacher of French Immersion, Toronto District Catholic Board of Education between 1982-1998. He was also a Group Leader, Toronto Scout Group 144 (1982-1987).

He has been on the GAVE Advisory Board since 2013.

Dr. Quynh Huynh, MD, MSc. – Vice Chair – External

Quynh Huynh is a Vietnamese-Canadian family physician. She completed her medical training at the University of Toronto's Faculty of Medicine along with a Master's Degree in Systems Leadership and Innovation from the Institute of Health Policy, Management, and Evaluation. She has an interest in addressing upstream and social determinants of health while serving her patients clinically across the life cycle. Quynh grew up upon the foundation of hard work and sacrifices of her parents who were boat people in the Vietnamese diaspora; their journey is the motivation for her community and professional work.

Simon Tran, BSc. in Computer Science Specialist and Major in Applying Math at U of T – Deputy Secretary General

Born in Hue city, Vietnam, Simon attended Quoc Hoc, admitted to Architecture at the University of Saigon 1978 until 1982. He left Vietnam as a boat person and arrived in Malaysia, and Paula Bidong on April 30, 1982, and Toronto on July 7, 1982. In 1983, he



attended a computer specialist program, and majored in Applying Math at University of Toronto. During his time there, he was also a board member of the Vietnamese Student Association at U of T. In 1987, he started taking correspondence program for class A auto mechanic at Sentinel college. In 1989, he completed his BSc Degree and passed the examination for Class A auto mechanics, Ontario for Truck and Car. He then owned and ran VAT Auto in 1990, which eventually changed to CATEL (CATHerin-ELizabeth) Auto Ltd to present. Simon also joined Scout of Canada from 1986 until 1992, as a Scout Leader, assistant in rover group, was in charge of constructing camp Vietnamese Oversea Jamboree Thăng Tiến II 1988 at Everton, Ontario for over 1,200 participants. In 2009, Simon founded the Catherine Tran Humanitarian Relief Youth and Community Support Group.

Linh Nguyen, CPA, CA – Treasurer

Linh is a Chartered Professional Accountant with over 17 years of progressive accounting and auditing experience in various industries including not-for-profit and charitable groups. She was the Treasurer for the Vietnamese Association of Toronto for many years and joined the Golden Age Village for the Elderly in 2014. Her prime motivating factors for joining GAVE are to support the worthy cause and give back to the community by participating in the governance of the Golden Age Village for the Elderly, Linh hopes to make a meaningful difference in the community and to use her financial and business acumen in support of a cause in which she believes. In the role of Treasurer, Linh will oversee the financial management and control of the organization including the financial and audit reporting, advise the board on financial strategy and fundraising plan so that the organization can achieve its mission.

Andrew Truong, M.Ed, BEd, BA – Deputy Treasurer

As a Toronto-born Vietnamese-Canadian, Andrew has always been interested in and immersed in the Vietnamese culture and community in the Greater Toronto Area. After graduating in 2011 from St. Jean de Brebeuf Secondary School in Vaughan, a city with a strong Vietnamese-Canadian community, Andrew pursued his post-secondary career at York University, where he graduated with summa cum laude distinction for a Bachelor of Arts with honours degree in English and Geography in 2015, a Bachelor of Education degree in 2017, and a Master of Education degree in 2019. Andrew is currently continuing his studies at York University to work towards his post-graduate degrees in the field of English.

Andrew's commitment to his community has long been a motivating drive for him. As an English educator in the Greater Toronto Area for over a decade, his goal is to cultivate a sense of unity, cooperation, and support among groups of all ages and backgrounds. He has been a volunteer with The Golden Age Village for the Elderly since 2015, most notably in his involvement with the Tiếng Hạc Quê Hương annual fundraiser concerts and the Xuân Cho Tuổi Hạc annual Dinner Dance Galas, and other fundraising and community-building initiatives.



Don Walker, Executive Director, Mary Centre

The Executive Director of Mary Centre is Don Walker. Don has been with Mary Centre from 2014 and has been instrumental in coordinating expansion opportunities for Mary Centre not only in Brampton, but also within our Toronto and York Region catchment areas.

Don has experience with working with wonderful teams in the areas of Children's Mental Health, Youth Criminal Justice, Community Health and Developmental Services. He is a strong supporter of integration and inclusion of people within their chosen communities and of the strength and benefits of like-minded partners working together to benefit others.

Resources and Expertise of Professional Team

A highly experienced technical team has been assembled to provide the resources and expertise required to fulfil the requirements of the scope of services outlined in the Expression of Interest. Every aspect of the project will be addressed by fully qualified professionals. These include:

Design/Builder - Amico Affiliates

Following an extensive selection process, GAVE has selected the firm of Amico Affiliates as the design/builder for the project. Incorporated in 1987, Amico has a proven track record of delivering large scale vertical construction and public infrastructure works projects on-time and within budget. With a fully integrated workforce consisting of over 600 employees across several divisions, and offices in Vaughan, Mississauga, Cambridge and our main corporate headquarters in Windsor, Ontario, Amico has deep connections with major Ontario unions (LiUNA, IUEO and their local affiliate offices) and the bonding capacity necessary to ensure a smooth financing and construction program. Additionally, all three major Amico divisions (Design Build, Infrastructure Windsor and Infrastructure Oxford) are CORTM Certified.

Amico Properties Inc., along with Amico Design Build Inc., Amico Infrastructures Inc. and A-Linx Building Technologies, form Amico Affiliates, an integrated and diverse group of companies specializing in land development, heavy civil infrastructure works, and vertical and modular/panelized construction. With in-house development and construction services, Amico has the unique ability to self-perform large portions of the work (permits and approvals, site services, concrete, pavement, carpentry and modular wall construction) when required, for Residential, Industrial, Commercial and Institutional (ICI), design build and large-scale civil infrastructure projects. Amico has extensive familiarity with the National Housing Co-Investment Funding Program, including its current 240 unit project being developed through this Program on behalf of



the Windsor-Essex Community Housing Corporation and its project being developed under this Program for the St. Joseph's Health Centre in Guelph.

A key feature of Amico's capability is its modular/panelization factory in Windsor. This facility enables Amico to take advantage of innovative modular and panelization technology in projects of this nature.

Property Management - UniversalCare

UniversalCare was founded in 2007 with a belief that there were vast improvements that could be made in the field of senior care. With a long history in the industry behind him and the qualifications to accompany his experience, Joseph Gulizia opened the doors of Richview Manor, its first senior residence, in 2008. Since then they have grown to 17 residences and taking care of 2089 residents. These residences include both affordable seniors rental apartment buildings governed by non-profit Boards similar to GAVE and long term care residences. Several of these are part of campuses of care similar to the GAVE project, which enables the realization of efficiencies in the delivery of property management services and social integration of residents across the campus.

UniversalCare's Pillars of Success:

1. Compassion and professionalism:
Compassionate care for all our residents and their varied needs, loyalty and support for our nursing and administration teams while delivering uncompromising value to our partners.
2. Leadership above and beyond:
Leadership beyond industry standards supported by a dedication to trust, transparency and honesty as well as an unwavering commitment to the care of our residents.
3. Attention down the finest details:
A commitment to developing the most modern senior-care methodologies, from the design of our dining room chairs to a daily mindset of continual improvement of residence management.

Joseph Gulizia, President and CEO, UniversalCare

Joseph Gulizia has been involved in operating Long-Term Care, Retirement Homes and Continuing Complex Care facilities since 1997. He holds a Certificate in Long-Term Care Administration from Ryerson University.

Joseph is a recipient of The Queen's Diamond Jubilee Award (2012), City of Vaughan Volunteer of the Year Award (2013) and the 2015 Business of the Year - Young Entrepreneur Under 40 - Vaughan Chambers of Commerce. UniversalCare has been nominated for the 2017 Professional Services Business Excellence Award by the Vaughan Chambers of Commerce.



Architect - IBI Group

IBI Group is a globally integrated architecture, planning, engineering, and technology firm. From high-rises to industrial buildings, schools to state-of-the-art hospitals, transit stations to highways, airports to toll systems, bike lanes to parks, they design every aspect of a truly integrated city for people to live, work, and play.

IBI Group has been actively involved in the delivery of resident-centred, culturally sensitive affordable seniors living facilities in a wide variety of forms, each providing a holistic design to support the changing needs of seniors aging in place. Their work with various not-for-profit organizations and community agencies has focused on projects delivered under the philosophy of maximizing independence, privacy, dignity, decision-making and choice. Within each project they fully recognize the need for sustainable design and “maintenance free” operation of new buildings.

IBI Group has extensive expertise delivering leading-edge facilities that enable seniors and those from the wider community of varying health and income levels to find suitable accommodation and supports within a campus of care. The delivery of these complex projects requires in-depth knowledge of various regulatory guidelines, standards and processes in order to effectively deliver a project that meets the needs of the future building occupants.

Development Consultant - SHS Consulting

SHS Consulting will provide development consulting services for the project. Established in 1999, they are widely recognized as one of Canada’s leading experts in the development of affordable housing, working with non-profit and private housing providers across the country on a host of affordable development projects. They have managed the development of more than 100 affordable housing projects with a total capital cost in excess of \$1 billion containing more than 5,000 housing units accommodating more than 10,000 low- and moderate-income households.

Ed Starr of SHS Consulting will head the development consulting team. He is one of the founding partners of SHS Consulting. Ed possesses more than 40 years of professional experience in the affordable housing sector. This work has included an extensive range of development consulting projects, as well as housing policy and research, financial analysis, strategic planning and business planning. Ed possesses Masters’ Degrees in both Environmental Studies and Business Administration, and he is also a Registered Professional Planner and Member of the Canadian Institute of Planners.



Along with his team at SHS, Ed will assist through all stages of the development process.

Key Partnership

GAVE will partner with Mary Centre, a not-for-profit organization who will lease units containing a total of 6 bedrooms units in the housing project providing housing to their clients (i.e. individuals living with developmental disabilities) as well as to provide support services.

Mary Centre

The purpose of Mary Centre of the Archdiocese of Toronto is to express the Catholic community's social responsibility by responding to the needs of adults with developmental disabilities, and to the needs of their families. Mary Centre has over 30 years of experience providing housing and supports to people living with developmental disabilities.

Mary Centre currently provides supports to people with developmental disabilities in Brampton in three (3) separate congregate settings. Each location provides 24/7 support to four (4) citizens and those twelve (12) people are actively involved in their communities. The homes for these people are located on Greenbriar Road, Aberdeen Crescent and Parkside Drive.

In addition, on Mary Street and in Bramalea we have six (6) adults with a developmental disability who are part of our Supported Independent Living services. These people reside in their apartments, and we ensure coordinating, under their direction, events such as local shopping and various appointments. Our role is to provide them with a resource and support, and this is generally completed during an eight (8) hour window of time throughout the day.

Our local administration site is located on Bartley Bull Parkway and from that office we coordinate community supports for individuals with a developmental disability who are living at home with their parents and/or guardians, we also provide virtual and in-person day supports for some individuals as well as supports to some seniors who are either moving into local Long Term Care settings or who may already be placed and require support via their Passport dollars.

The goals of Mary Centre are:

1. To provide residential and community care in an environment that reflects Catholic values.
2. To advocate public recognition and acceptance of the rights of individuals with developmental disabilities to be part of the community.
3. To involve parish communities and volunteers in advocating and taking part in the establishment of relationships that (in the spirit of the gospel) give love, understanding and support to people with developmental disabilities and their families



4. To provide excellent care and to encourage research into its improvement.

The objectives are:

1. To establish a Catholic multi-faceted agency for persons with developmental disabilities.
2. To provide quality care through professional staff.
3. To involve the Catholic community in active support of the goals and objectives of Mary Centre.
4. To involve the residents; their families; other individuals with developmental disabilities and their families in future planning.

Project Plan and Delivery Approach

Description of the Project

Our proposed affordable housing project would be located at 8950 McLaughlin Road South, Brampton, Ontario. The project proposes the new construction of 99 units in Brampton. Of these, 26 will be studio units and 50 will be one bedroom units of modest size. All of these units will be targeted to single seniors. There will also be 3 two bedroom units designed to meet the needs of persons with developmental disabilities. These units will each be shared by two persons with developmental disabilities who will have their own bedroom and bathroom and share a common kitchen and living room. The project will have a wide range of shared amenities, including shared activity rooms on each floor, shared laundry on each floor, meeting rooms on the ground floor, a medical treatment area on the ground floor, worship space on the ground floor and a multi-purpose room on the ground floor that will provide a range of programming. There will also be administrative offices for the property manager and the Mary Centre support team on the ground floor.

This project would support our vision of creating a modern village setting comprised of an integrated Campus of Care offering both long-term care accommodation (under separate title and funding) and independent, affordable rental apartments for seniors and persons of developmental disabilities. The village will be designed with a culturally significant approach, reflective of Vietnamese cultural priorities and preferences.

The emphasis will be placed on providing Vietnamese cultural programming that brings people of all generations together and fosters a spirit for a diverse cultural community, as a contribution to the City of Brampton's socio-cultural and economic development agenda. This application is relating to the housing component of the project.

GAVE has set out seven success factors for the project:

1. A resident-centric, culturally sensitive, accessible home environment that nourishes social connections, individual dignity and personal preferences;
2. Innovative and sustainable architectural design of space and use of digital technology to modernize services and operation at lower cost;
3. A qualified staff team, trained in anti-racism/anti-oppression who approach each tenant with dignity and are compensated fairly;
4. Solid partnerships with key stakeholders: three levels of governments, academic (Sheridan College, Ryerson and Centennial College), local healthcare institution (William Osler Health System, Brampton Ontario Health Team);
5. Continuing community support through regular engagement and communication;



6. An environment that promotes wellness for its tenants, builds community through intergenerational programs and is enriched by its congregating spaces and opportunities.
7. Effective Board Governance to ensure accountability in quality services and organization sustainability.

Proposed Innovative Housing Design Typologies

We understand that Phase 1 of the Brampton Housing Catalyst Program will support housing innovation and the non-profit sector in Brampton as well as by gearing incentives specifically towards housing needs of vulnerable populations in Brampton.

Our project will provide creative solutions to varying housing needs including:

- Universal design in common areas
- Culturally-appropriate design
- Builder has special technology, panelization – prefabricated manufactured technology
- Will have individual studio apartments, and 1-bedrooms with shared amenities
- SROs (standalone or repurposed) will be integrated into the new development, the building will have a variety of units, co-living, Vietnamese seniors, age-appropriate programs and facilities,
- Partnership with Mary Centre (provides housing and supports for people with disabilities) who have agreed to support 6 individuals in the building

Project Plan

Anticipated project timeline, work plan, and project schedule and budget

Construction is slated to begin mid-2023.

Project Location, Zoning, and Other Parameters

In the table below, we provide information on the project’s location, zoning, and other parameters.

Housing type:	Affordable housing
Number of units:	99
Number of affordable units:	99
Resident type:	Seniors from the Vietnamese community requiring affordable housing and persons with developmental disabilities
Proposed site:	8950 McLaughlin Rd. S., Brampton



Non-res space:	Cultural Centre
Zoning:	Multi-unit residential seniors apartments are a permitted use

Concept Plan

GAVE retained the services of the IBI Group to develop the concept plan for the project. This concept plan has been prepared and confirms that the proposed project can be accommodated on the site.



Committee of Adjustment Approval of GAVE Minor Variance Application

The City of Brampton Committee of Adjustment has approved the GAVE Minor Variance Application requesting that a residential apartment building be a permitted use on the property.

This decision means that GAVE can develop the residential apartment as-of-right and does not need to go through the rezoning process. GAVE simply needs to finalize the site plan agreement and building permit in order to commence construction. The site plan approval process is underway, with approval expected in the fall of 2022.

Offer to Lease

The City of Brampton and GAVE recently executed a formal Offer to Lease for the property on which the project will be developed. This agreement sets out the terms and conditions of the lease and provides for a nominal lease amount of \$1 and allows GAVE to lease the property for 50 years less one day. We have attached a copy of the executed Offer to Lease.

There will be separate PIN numbers for the affordable housing project and the long-term care facility. Once the official Lease is signed, the PIN numbers for each site will be provided.



Ask from the City for Amount of Grant

GAVE is asking for a grant of \$1.5 million to assist in the development of the project and enhance affordability of the units.

Ask from City for Additional Support

GAVE is asking for waivers of municipal development charges and municipal fees and charges to assist in enhancing the affordability of the project.

Project Feasibility

Financial Viability

The attached pro forma budget demonstrates the financial viability of the project inclusive of the requested amount of grant and additional support.

Financial Capacity and Viability of the Our Design/Approach

As shown in the attached pro forma budget, the project will be financially viable on an ongoing basis with the provision of the requested funding.

Other Private and Governmental Funding

GAVE has successfully received the following funding to date for our proposed project from the following sources:

- Canada Mortgage and Housing Corporation (CMHC) SEED funding - \$249,000 (\$150,000 grant and \$99,000 loan)
- City of Brampton lease of property for 50 years at \$1
- Federation of Canadian Municipalities Green Fund - \$24,800
- TD Bank Group – grant of \$375,000
- GAVE Fundraising - \$250,000

Clear Ask from the City for Amount of Grant Required

The \$1.5 million grant being requested will help ensure sufficient capital funding is available to meet project capital costs, provide the level of affordability required to meet CMHC's Co-Investment Funding criteria and support the long-term financial sustainability of the project.

Clear Ask from the City for Additional Support

The waivers of municipal development charges and municipal fees and charges will help ensure sufficient capital funding is available to meet project capital costs, provide the level of affordability required to meet CMHC's Co-Investment Funding criteria and support the long-term financial sustainability of the project.

Outline of How Funding will be Best Utilized

The funding will be best utilized as noted above – to supplement other sources of capital funding to meet project capital costs, provide the level of affordability required to meet CMHC's Co-Investment Funding criteria and support the long-term financial sustainability of the project.



Project References

While this would be the first project of this nature undertaken by GAVE, members of its technical team have completed several innovative affordable seniors rental apartments and apartments for persons with developmental disabilities. Some examples are described below:

SHS:

Durham Region NP – Cannington Affordable Seniors Rental Apartment

Durham Region Non-Profit Housing Corporation (DRNPHC) was established in the mid-1980s by Durham Regional Council, to help address the urgent need for affordable housing across the Region. The Board is entirely comprised of members of Regional Council. In the 1980's they retained Ed Starr and his team to conduct a feasibility study of their initial project (Conant Place, which involved redevelopment of an existing single family residential property on Simcoe Street South in Oshawa to 50 townhouse units), to prepare the funding submission for the project and to manage its development. They went on to establish their own in-house development team and develop 18 affordable housing projects totaling 1,100 units by the early 1990s. However, a new government elected in the mid-1990s cancelled all funding programs for affordable housing. DRNPHC released their development staff and were unable to add to their portfolio for many years.

With the renewal of funding programs such as the Affordable Housing Program and the Investment in Affordable Housing Program in the early 2000s, DRNPHC decided to expand their portfolio. They contacted Ed Starr and the SHS team in conducting a feasibility study for the potential to intensify an existing property in Beaverton known as Gillespie Gardens, which contained a 48-unit affordable seniors' rental housing project and had extra lands for further development. The study found that it was feasible to add 18 units to the site. SHS prepared a funding submission to the Service Manager (Region of Durham) responsible for administering the Affordable Housing Program. The project was selected and SHS was retained to manage its development. The project was completed in 2019.

DRNPHC then acquired a surplus school in the community of Cannington from the Durham District School Board for the nominal cost of \$100 and retained SHS to conduct a feasibility study for the development of a seniors' affordable rental housing project on the property. The study concluded that it was feasible to demolish the school and develop a 50-unit two storey seniors' apartment building on the footprint of the school. The schoolyard, however, was within a floodplain and could not be developed. SHS prepared the funding submission, which was selected for funding by the Service Manager. SHS was retained as development consultant for the project and successfully



obtained all municipal planning approvals and achieved a construction start in October 2018. The project reached substantial completion in May 2020 and occupancy on June 1.

Following the launch of the National Housing Co-Investment Fund, DRNPHC retained SHS to conduct a review of its entire portfolio to determine the potential for intensification/redevelopment of its properties. A detailed evaluation methodology was established and applied to these properties and several potential opportunities have been identified. SHS prepared SEED funding submissions to CMHC for the two highest ranking opportunities, both of which were approved, and is currently completing feasibility studies for both projects with a view towards developing them under the National Housing Co-Investment Fund.

Durham Region NP – Beaverton Affordable Seniors Rental Apartment

The Gillespie Gardens extension project is an addition to an existing 48-unit affordable rental seniors building that was originally developed by Durham Region Non-Profit Housing Corporation (DRNPHC) approximately 30 years ago. When the original project was first conceived, it was planned to include a one-storey structure as well as an attached two-storey structure that surrounded a courtyard. Due to funding limitations, the project was only given an allocation of 48 units, which necessitated reducing the scale of the project from 66 to 48 units and leaving two sides of the planned courtyard open. The original 48-unit project is one of the most successful projects operated by Durham Region Non-Profit Housing Corporation and, although it is located at the northern end of the Region, it always has a considerable number of applicants on the waiting list.

The new addition added 18 affordable rental units for seniors and persons with disabilities, bringing the total unit count to 66 units. The project was developed on the vacant lands adjacent to the existing project, which were donated by the Corporation. All of the 18 units were developed under the Investment in Affordable Housing (IAH) program

Reena – Affordable Rental Apartment for persons with developmental disabilities

Reena is one of Ontario's largest providers of housing and supports for persons with developmental disabilities. Founded in the 1960s by a group of parents seeking suitable supportive housing for their disabled children, they have gone on to develop 30 conventional group homes. In 2012 they took a leadership role in the evolution of thinking about more suitable models of supportive housing by undertaking the development of the innovative Reena Community Residence in Thornhill, which is a four storey apartment building providing 60 self-contained rental apartments for persons with developmental disabilities. Reena and March of Dimes staff provide on-site supports to these individuals, enabling them to achieve greater independence and realize their full potential. Encouraged by their success, they retained SHS Consulting in 2018 to



develop a second residence on a similar basis on lands assembled next to the Reena headquarters on Clark Ave. W. in Thornhill. SHS carried out a feasibility study for the project and prepared and submitted an extensive National Housing Co-Investment Fund (NHCF) application in August 2018, shortly after the launch of the program. The application was successful, with CMHC approving a funding package of contributions and low-interest repayable loans to support the development of a 79-unit supportive rental apartment residence for persons with developmental disabilities. SHS led the planning process (which included a full rezoning and site plan) at the City of Vaughan and achieved building permit approval in October 2019. Construction was completed in the fall of 2021. This experience provides SHS with in-depth knowledge of CMHC requirements under the NHCF Program, particularly the affordability, energy efficiency and accessibility requirements that are critical elements of the Reena project, as it is serving a target group in need of deep affordability and a much higher level of accessibility than most affordable housing projects.

Ed Starr and Bryan Keshen also teamed up to spearhead the formation of the Intentional Community Consortium, a sector association comprised of non-profit agencies providing housing and supports for persons with developmental disabilities across Ontario. They met directly with the Minister responsible for CMHC in Ottawa and with several senior staff at CMHC, and were successful in the inclusion of a specific target of 2,400 units being set aside under the National Housing Co-Investment Fund for persons with developmental disabilities. Ed and his team at SHS are now working with several ICC members on plans to expand the supply of housing and supports for this highly vulnerable and rapidly growing segment of society.

AMICO:

Windsor Essex Community Housing Corporation – Meadowbrook Development

The eco-friendly and affordable housing development includes on-site surface parking with drive aisles leading up to a 10-storey apartment building. CHC's main floor and basement includes a common area, laundry, amenity space, workout space, locker room and a four (4) bedroom congregate space. The building was designed and is now being constructed to attain Passive House certification, and once completed, will be the largest such residential complex in Ontario.

St. Joseph's Healthcare – Townhomes and Apartment Complex

Amico, in partnership with St. Joseph's Housing Corporation in Guelph, ON, and funded in part by CMHC, is currently constructing 28 townhomes and a 7-storey, 87-unit affordable apartment complex. Both residential projects are being constructed on hospital surplus lands and are geared to seniors. The units will provide additional health care services supported by the adjacent long-term care staff and health centre staff.



Silver Maple Seniors Community

The project includes an 87-unit Seniors apartment building (with 65 units designated as affordable). The mixed-income, mixed-use approach ensures the development will have ongoing financial viability.

The Housing Corporation is working with Amico Design Build Inc. and Amico Properties Inc. to develop the Housing Corporation's vacant land at 120 Westmount Road and 395 Edinburgh Road North for the Project. Projected completion for this project is two and a half years. The Silver Maple Seniors Community will be an inclusive, vibrant and affordable neighborhood for Seniors who need it most and will foster an environment where seniors can feel safe, comfortable and independent.

IBI Group:

Mikkelsen House Affordable Seniors Housing, Calgary AB

IBI Group provided full architectural services, landscape architecture and civil engineering services for the \$25.6M Mikkelsen House located in southeast Calgary. The project consists of 139 affordable seniors' housing suites which are a variety of bachelor, one-bedroom and two-bedroom suites including 10 suites for homeless seniors. The main floor accommodates a resident lounge, multi-purpose room, library and exercise room in conjunction with community space for various seniors programs. The building is a four storey structure over underground concrete parking and was completed in 2016. The internal courtyard provides space for an outdoor patio and gardening area. The exterior features brick, stone masonry and EIFS Stucco system.

Mountain View Seniors Housing Sundre Supportive Living

IBI Group provided full architectural services for the Mountain View Seniors Housing (MVSH) Sundre Supportive Living Facility. Completed in 2016, the new facility provides various options for seniors' living. Completed in 2016, the 104 unit facility provides three housing options: 18 Independent Living Life Lease units, 46 lodge units and 40 full time Supportive Living SL4/SL4D care units. The main floor design is an open plan 'Amenity Street' concept with a main lobby and reception, gift and coffee shop, library, TV room, day lounges, dining room, family dining and community multipurpose rooms. The facility provides a homelike setting that fosters resident mobility and independence.

The east portion of the building provides safe and secure neighbourhoods for residents with dementia and Alzheimer's. These care units are designed as a family home, with 10 resident bedrooms in each household designed around seating areas, a dining room and lounges that can easily be secured to ensure the safety of residents.

Sheridan

Galvanizing Education for a Complex World

Algoma
UNIVERSITY



HOUSING CATALYST

EXPRESSION OF INTEREST

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1 Introduction

Now is an extremely exciting time for the higher education sector within the City of Brampton. Significant expansion of post-secondary options for the citizens of Brampton are planned for the near future, and with that comes economic opportunities and enhancements to the overall quality of life. With this growth also comes a need for housing options for the students that are culturally appropriate, affordable, and meet their diverse needs. In response to the City of Brampton’s Housing Catalyst Expression of Interest (“EOI”), Sheridan College Institute of Technology and Advanced Learning (“Sheridan”) has formed a prospective team that includes key institutional and community partners with the goal of addressing student housing in Brampton and advancing the Student Housing component of the City’s Housing Strategy. Our proposed approach includes:

- **A partnership between Sheridan and Algoma University** (“Algoma”) to collaboratively develop solutions to current and future student housing needs in Brampton. We also are open to collaborating with other institutions, working groups and initiatives such as the Town and Gown committee.
- **An industry leading advisory and innovation team** consisting of Sheridan’s Architectural Technology Faculty, Toronto Metropolitan University’s City Building Institute, the City, and the Dutch Canadian Circular Alliance.
- **Close collaboration with the City** throughout the project implementation.
- **Plans to actively engage with the Brampton student community, in collaboration with the International Sikh Student Association, the Ontario Gurdwaras Committee, and other community partners** to understand the needs, requirements and potential demand of the on-campus and off-campus student communities.
- **A best-practice approach** to understand the community’s needs, collaboratively develop innovative solutions, and the potential advancement of shortlisted initiatives to address the student housing needs.

The following sections provide an overview of Sheridan and Algoma’s campuses within the City as well as the current student housing context.

1.1 About Sheridan

Sheridan offers an environment of innovation and creativity that inspires people to explore new ways of thinking. At Sheridan, we do things differently. We think differently, and we teach differently. We are designing a new kind of higher learning – one that blends teaching

excellence, connectivity to the workforce, interdisciplinary creativity and innovation, personal development, academic integrity, and applied research and knowledge.

Guided by our signature "S-Sense", we will empower our learners with the strongest skills and capabilities and combine the best of college, university, and polytechnic education. We will be unique in how we deliver cutting-edge knowledge, workforce preparedness and the self-sustaining optimism required to thrive in an ever-changing, complex world. A key component of this is ensuring that our students have the resources, supports and accommodations needed to thrive in their education.

1.2 Sheridan's Davis Campus

Situated on 35 hectares of land, Sheridan's Davis Campus provides 72,300 square metres of academic space and serves approximately 11,200 students in the City of Brampton. Over the last 50 years, the Davis campus has grown by a steady average rate of 288 students per year and is expected to continue along that trend. Sheridan is currently in the concept development stage of a new Centre for Healthy Communities, which will hold approximately 4,000 students, resulting in a likely net-new increase of more than 700 students over the next several years.

Located near Downtown and Uptown Brampton, the Davis campus occupies the southeast corner of McLaughlin and Steeles Avenue, giving it excellent visibility and accessibility. The campus is situated west of the Uptown district, which has been identified for catalytic mixed-use development, recreational uses, and municipal investment through the City of Brampton's Vision 2040 report. The campus is bounded by the Susan Fennell Sportsplex and Extendicare Brampton facility to the south and Fletcher's Creek, a designated woodland area, abuts the campus to the east. A large pond forms the focal point on the east side of the campus.

Figure 1. Sheridan's Davis Campus



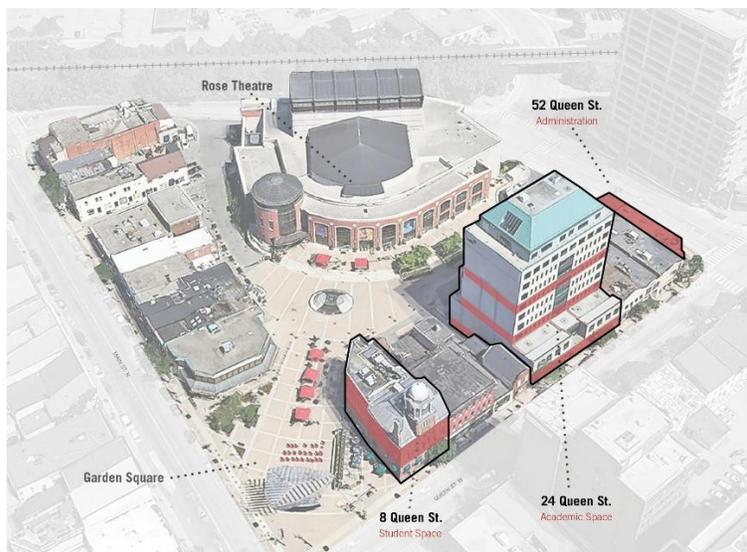
1.3 Algoma University's Brampton Campus

Algoma University's campus lies in the heart of historic downtown Brampton. Within steps away, the downtown offers access to city and regional transit, and is home to over 1500 businesses and services.

This is an exciting period for both the City of Brampton and for Algoma University who in partnership, along with other stakeholders, are actively working to expand post-secondary options for the citizens of Brampton and the international community.

To respond to the growing needs of the City of Brampton, Algoma University is proposing to expand its academic offerings by creating a Centre for Social, Cultural & Economic Innovation (CSCEI) in the heart of downtown Brampton. In addition to its School of Business & Economics, Algoma University offers programs, degrees and certificates in Computer Science and Psychology, with additional, new programs to follow in 2023. Students at Algoma University's Centre for Social, Cultural & Economic Innovation will obtain an education that prepares them to make significant contributions to the Brampton community and beyond.

Figure 2. Algoma University's Brampton Campus



Source: Algoma University 2022

Each program at Algoma University's CSCEI has been hand-picked to align with the City of Brampton's goals to retain talent, attract industry, develop its social capital – and ultimately – to become a strong, vibrant community.

1.4 Algoma's Residence Options

Algoma currently has no on-campus housing options available at the Brampton campus, however, is currently completing market research and evaluating various housing options. Algoma does provide support for off-campus residents and has partnered with the Canada Homestay Network (CHN) to provide homestay accommodations. CHN offers students unlimited support and will match students with a welcoming family who will provide accommodation, English and cultural immersion, and all meals during the stay.

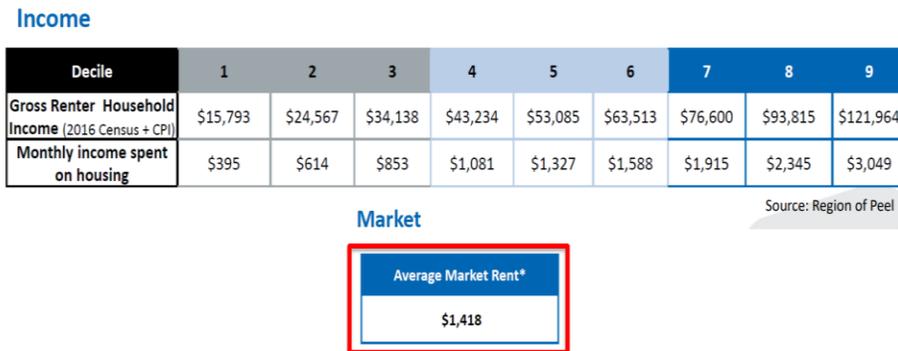
1.5 Davis Student Residence

Sheridan's Davis Student Residence, constructed in 2001, is located on the southeastern edge of campus. It houses 350 students and includes a variety of amenities to support the student's needs. All residence buildings are secure with controlled-access entry and 24-hour on-site staff. The accommodations are fully furnished, two-bedroom suites with shared kitchenettes and washrooms. Bedrooms include double beds, a desk and chair, two-drawer dresser, closet space with storage and high-speed internet.

While the Davis campus is home to over 11,000 students, the Davis Residence has had vacancies for seven of the past the past 10 years. Initial market research indicates that this is due to a complex variety of factors such as student preferences, community needs, and pricing per bed. According to slides provided by the City of Brampton as part of a Council Workshop in September 28, 2020 (City of Brampton, 2020) as shown in **Figure 3**, the majority of people in the under 25-year age group are in the low-income threshold, and only \$395.00 to \$893.00 can

be the monthly income spent on housing. Many of Sheridan’s international student population for housing would be in the lower end of the scale.

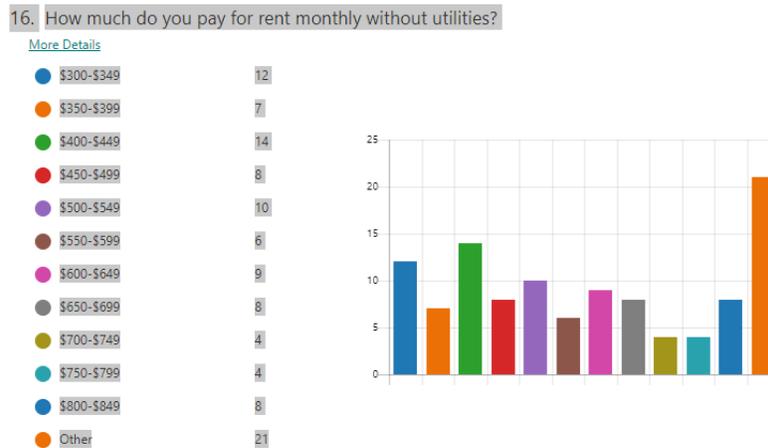
Figure 3. Rental Affordability in Peel



Source: City of Brampton, 2020

In a housing fair on campus by Sheridan and the City, it was also found that 65% of students attending reported paying between \$300 and \$500 per month. Many of the students are in the \$300 to \$349 range as shown in Figure 4.

Figure 4. Survey Results: Rental Payment without Utilities



Our residence rates at the Davis Campus are approximately \$560 per month, and while they provide good value for the price, they are above the indicated rates paid by students living in the community.

1.6 Brampton’s Student Housing Challenges

In May 2018, Council directed City of Brampton staff to initiate a student housing policy review to assess the impacts post-secondary institutions would have on the demand, supply, and type of housing options available, including but not limited to lodging and group homes (City of Brampton, 2019). As part of that report, it was recommended that the City continue to strengthen its partnership with post-secondary institutions (including Sheridan College) to aid students in finding safe, adequate, and affordable housing.

The City's GIS department analyzed a radius of 500 and 1000 meters (walking distance) around the Sheridan Davis campus to determine whether there was any correlation between by-law infractions and post-secondary institution. After reviewing the data, it was determined it was not possible to filter the data by specific group (i.e., demographic) and there was no difference in the number of infractions around Sheridan College compared to other areas in the city around commercial and higher density residential developments. Enforcement and By-law Services track by-law infractions city-wide by category type (i.e., basement apartments) that the service call/request is received. Enforcement staff have noticed a significant increase in service calls pertaining to illegal basement/ second dwelling/and multi-unit dwellings and lodging house complaints but these are not specific to student housing and are not located in any specific geographic area (City of Brampton, 2019).

In 2019 and 2020, City staff have had several meetings with Sheridan, Algoma, and Toronto Metropolitan University staff to foster relationships and understanding of housing challenges. The proposed project outlined in this proposal, aims to take this to the next steps, by actively working with the City and partners to develop tangible solutions to provide safe, adequate, and affordable housing for students in Brampton.

1.7 Sheridan's Proposal

Sheridan proposes to facilitate a process in collaboration with institutions, the City, the student community, industry thought-leaders, and other partners to develop business cases for innovative to address the student housing demand, supply, and the housing options available. In alignment with the City's Housing Strategy and Plan (City of Brampton, 2021), the proposed project will include the following elements:

- **Formation of the cross-sector advisory and innovation team**, including the City, Sheridan, Algoma University, Toronto Metropolitan University, Dutch Canadian Circular Alliance, Urban Strategies, and other organizations. The purpose of this committee will be to collaborate across the sector, demonstrate innovation, and generate new housing ideas for Brampton, with a particular focus on Sheridan's Davis Campus and Algoma University.
- **Public consultation and market research to further understand the students living in the community**, their needs, requirements, and preferences, as well as the solutions that could be provided.
- **Partnering with local faith/multicultural/community organizations**, including, but not limited to the International Sikh Student Association and the Ontario Gurdwara Committee during consultation to ensure the best possible reach, engagement, and understanding of student needs.
- **Development of concepts, massing, and staging plan for the full-build out of the Davis Campus Student Residence Precinct**, which may include approximately 800 beds when fully developed.
- **Detailed planning including site servicing, amenities, building design options** (including modular construction), floor plans, and room sheets.
- **Development of operating models, lifecycle cost models, and business cases** for the preferred solutions.
- **Development of a phased plan and exploration of construction** of the preferred solution (dependent on the business case, a go/no-go decision, and approvals)

2 Declaration and Organizational Capacity

2.1 Mandatory and Preferred Criteria

Sheridan will serve as the lead proponent and is well-positioned to meet the mandatory and preferred criteria of the Housing Catalyst Project. **Table 1** provides an overview of each of the criteria and how Sheridan proposes to address each item.

Table 1. Mandatory and Preferred Criteria

Criteria	Comment
MANDATORY CRITERIA	
<p>Project aligns with “Housing Brampton”</p>	<p>This proposed project aligns with section 5.6 of the Housing Brampton plan which is specifically related to student housing. In particular, the project will aim to address off-campus student housing through housing options analysis, and on-site student housing.</p>
<p>Project is submitted by a non-profit organisation, where no part of the income is payable to, or otherwise available for, the personal benefit of a member or shareholder thereof. And the organization has been a non-for-profit organization for at least five (5) years. The proponent acknowledges that the City may require satisfactory documentation from them to confirm that they are incorporated and operating as a not-for-profit. If the non-profit organization is partnered with a for-profit organization for the purposes of this proposal, the proponent must a. provide an explanation setting out what share of the proposal would be owned by each partner. The proponent acknowledges that the City may require satisfactory documentation b. from them to confirm that the non-profit would receive an ownership interest in the proposal that is equal to its contributions including any grant that it may receive as a result of the Brampton Housing Catalyst Capital Project</p>	<p>Sheridan operates on a not-for-profit basis and is a registered charity</p>
<p>Project is proposed to be managed or operated by organisations experienced for a minimum of 5 years</p> <p>Project explores innovative operating models, financing options, partnerships between all types of stakeholders (builders, agencies, levels of government), and in the design and implementation</p>	<p>The Sheridan College Institute of Technology and Advanced Learning (“Sheridan”) was established in 1967 and has been in continual operations since. The proposed project approach will include engagement with agencies, architects, the City, the student community, surrounding community, NGOs, and international entities in the development of innovative solutions.</p>

Criteria	Comment
Project targets households that include households in need (including seniors, students, veterans, lone parent household, new immigrants, and indigenous populations)	The proposed project would target students in the Brampton area.
Project meets the affordability thresholds for Brampton income deciles 1 to 6 (2021) as per the applicable project criteria in 4.3	This project would be primarily targeted to income decile 1.
Project ensures that affordability, as referenced by the affordable thresholds for Brampton for 2021 as described in this document, be maintained for a minimum of 25 years	The target of this project will be to develop designs for affordable housing options that will be sustained for the full lifecycle of the building, which will be over and above 25 years.
Project is located within the geographic boundary of the City of Brampton.	The project would be located at Sheridan's Davis Campus in Brampton.

PREFERRED CRITERIA

Project is located within the City's Designated Nodes and Corridors as found on Schedule 1 and Schedule 1a of the City's Official Plan; or upcoming Major Transit Station Areas, and or in close proximity (400 metres radius) to services and amenities (e.g., frequent transit, schools, recreation centres, retail, and other services)	The Davis Campus currently includes a Transit Hub and is near Major Transit Areas on Steeles and Hurontario. It is the western anchor of the Uptown development area.
Project incorporates universal accessibility features	Universal accessibility features will be included in the scope of the designs.
Project addresses culture appropriate design and spatial needs of multi-generational households; unless not applicable under selected project scope	A central component of the consultation will be to understand cultural needs of the student resident community and establish appropriate design solutions.
Project includes modular, pre-fabricated and manufactured construction technology, wherever applicable under selected project scope.	Construction techniques considered will include modular, prefabricated, and manufactured construction technology.

2.2 Overview of the non-profit organization and its services including brief history and years of business

Established in 1967, Sheridan is an Ontario College of Applied Arts and Technology duly established pursuant to Ontario Regulation 34/03 made under the Ontario Colleges of Applied Arts and Technology Act, 2002.

When Sheridan first opened its doors on September 18, 1967, no one knew that a small campus of 380 students, 32 teachers and 17 programs would have such a lasting impact. Sheridan has grown from a local college of 400 students to one of Ontario's leading postsecondary institutions, educating approximately 22,500 full-time and 18,500 continuing and part-time studies students every year on three campuses in three Ontario cities — Oakville, Brampton, and Mississauga.

Sheridan offers more than 120 diploma, certificate, and bachelor's degree programs in the fields of arts, business, community service, health, technology, and the skilled trades. An award-winning institution, Sheridan attracts students from across Canada and around the world. Sheridan's 210,000+ alumni play a critical role in shaping the future of our society in the fields of arts, business, community service, health, technology, and the skilled trades.

If you've ever watched an animated film, attended a musical, had your child enrolled at a local childcare centre, visited an athletic therapist, or watched a Canadian television show, Sheridan has touched your life.

By Ontario Regulation 33/03, which was filed and came into effect on February 11, 2003, the name of Sheridan was changed to The Sheridan College Institute of Technology and Advanced Learning. Sheridan is an agency of the Crown and provides postsecondary and vocationally oriented education and training in areas such as animation, arts, and design, applied computing and engineering sciences, business, and community and liberal studies.

Sheridan operates on a not-for-profit basis and is a registered charity.

2.3 Associated Partnerships

To ensure that the outcome of this project provides the best value to the City, the Brampton community and to the broader sector, Sheridan's proposed project team includes Algoma University, and an advisory team that will form a "centre of excellence" for the student and affordable housing innovation throughout the initiative. The goal of the partnerships is to bring together globally renowned experts in housing, sustainability, and affordable housing to incubate ideas, generate solutions, and provide a multi-institutional approach to student housing in Brampton. Overviews of each of the partners are included in the following sections, and the proposed team and project organization structure is outlined in **section 2.4.1**. These partners supplement Sheridan's internal project team of engineers, architects, planners, asset management specialists and construction professionals.

2.3.1 Algoma University

Established in 1965 as Algoma College, Algoma University was initially an affiliate of Laurentian University in Sudbury. In 1967, Algoma College began offering classes in portable building located at the Cambrian College site, now Sault College site. Algoma College moved into its current location, the former Shingwauk Residential School building, in 1971.

Former students of the Shingwauk Residential School formed the Children of Shingwauk Alumni Association and have helped guide the development of education on the Shingwauk site. A provincial trust, the Shingwauk Education Trust, gives ownership of a portion of the site to Anishinaabek people, and Shingwauk Kinoomaage Gamig (SKG) has developed as an Anishinaabek institution for university studies on the site. Algoma signed a Covenant (PDF) in 2006 with SKG to work together for the benefit of all students of Algoma and Shingwauk.

In 2008, Algoma University was granted its charter and with the charter, achieved full autonomous university status as Ontario's 19th University. Algoma University now offers over 30 academic programs in a diverse range of fields and through three faculties: Faculty of Sciences, Faculty of Social Sciences and Faculty of Humanities.

When students look back at their Algoma U experience, our hope is that it will be defined by more than what they have learned in the classroom. That is why Algoma U is heavily focused on campus culture, vibrant programming, research, and innovation, Anishinaabe Inendamowin, and overall institutional excellence. This is a place where students connect with the most diverse student body in Ontario. Where students benefit from dedicated and caring faculty. Where students find their true self and more. To encourage a cross-cultural experience, Algoma offers numerous opportunities for all students to experience Anishinaabe culture.

Events and programming are delivered to encourage student success and help promote and celebrate Anishinaabe culture on campus. Opportunities include the Gathering at the Rapids Pow Wow, Anishinaabe Speaker Series, sharing circles, ceremonial feasts/soup & bannock days, elders'/youth gatherings, a ceremonial arbour, visiting elders, two unique programs such as Anishinaabe Inendamowin and Anishinaabe Studies, the Anishinaabe Research Symposium, "Gdo Akiiminaan Ganawendandaan" (Taking Care of our Land) Symposium, and many more.

An overview of Algoma University's Brampton Campus has been provided in **section 1.3**

2.3.2 Toronto Metropolitan University

The City Building Institute at Toronto Metropolitan University is a university-wide initiative to facilitate research collaborations, mobilize knowledge and showcase the scholarly, research and creative (SRC) activity happening in city building and urban innovation across the institution.

At Toronto Metro University, city building takes many forms. TMU's reputation as a city-focused university lies in our knowledge mobilization, advocacy, outreach, and community engagement work, in addition to our research devoted to shaping healthy communities, in areas ranging from sustainability to democracy to technology. For TMU, city building is about bold thinking that will shape the future of the city we call home as well as urban centres around the globe.

TMU's noteworthy city building initiatives include multi-disciplinary labs and hubs where innovations are developed and tested in real time, to policy research centres tackling critical issues related to urban development, smart cities, social equity, urban sustainability and more. The City Building Institute facilitates research collaborations, mobilize knowledge, and showcase the city building and urban innovation happening on our campus and beyond.

2.3.3 Dutch Canadian Circular Alliance

The Dutch Canadian Circular Alliance (DCCA) is a two-country not-for-profit focused on circular economy principles as applied to buildings and communities.

Its goal is to bring together professionals, businesses, non-profits and government organizations from the Netherlands and Canada with a shared interest in promoting sustainability and the adoption of circular economic systems. The DCCA facilitates, sponsors, and promotes publications, presentations, seminars, and workshops designed to encourage the adoption of circular economic systems, promote knowledge sharing, promote standardization in impact measurement, among other objectives.

Sheridan has been in communication with the Dutch Consulate for several years and is now a formal partner of DCCA. In recent months, Sheridan has leveraged the international consortium to begin exploring approaches to deliver affordable, modular, and sustainable student housing.

2.3.4 Urban Strategies

Urban Strategies is a global urban design and planning consultancy headquartered in Toronto with offices in Hamilton and Vancouver. They have an active practice in the surrounding region, across Canada and in the US, Europe, and Asia.

Urban Strategies' focus on the larger picture means they can see the forest for the trees. Their urban design and planning acumen identify and direct all facets of city-building towards inspired and positive change. They have been Sheridan's lead consultant of the Campus Master Plan and assist post-secondary educational institutions in the design of campus environments, the management of physical assets and creation of policy that promotes learning, research and campus building objectives.

Since their founding in 1986, Urban Strategies has earned over 100 awards and an international reputation. The firm focuses on master planning, city-building, planning approvals, public policy, geospatial analysis, public and stakeholder engagement and strategic planning to produce creative, targeted and action-oriented land use plans.

Their clients include large and small cities, residential, commercial, and institutional developers, public agencies, universities, hospitals, and community groups.

2.3.5 Local Community Partners

The project team has been and will continue to seek community partners to assist in consultation and community representation for the student residents. Currently, the Ontario Gurdwara Committee (which is an association of Gurdwaras in Brampton that many of Sheridan's Sikh students visit for faith and cultural gatherings), and the International Sikh Student Association have committed to being advisory partners for this project.

Additional partnerships are to be developed prior to and during the project to ensure the best possible representation of the diverse community, cultures and requirements for student housing.

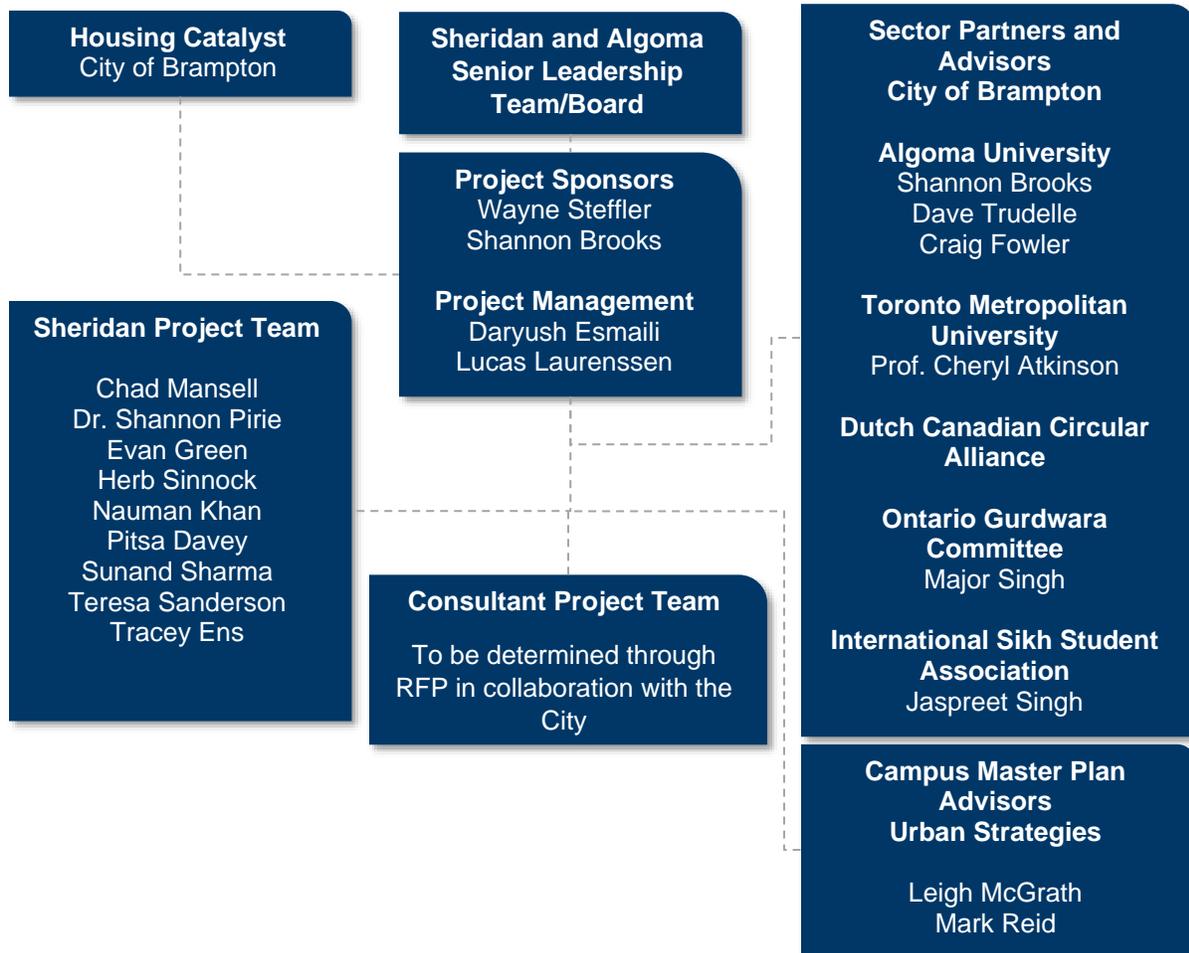


2.4 Roles, Responsibilities, Qualifications and Relevant Experience

2.4.1 Organization Chart

Sheridan's proposed project team for this project is shown in **Figure 5**.

Figure 5. Proposed Organization Chart



2.4.2 Team Member Bios

Role	Name and Bio
Project Co-Sponsor	<p>Wayne Steffler, MBA, CPA. Vice President, Finance & Administration and CFO (Sheridan)</p> <p>Wayne Steffler leads a dynamic community of professionals within the Information Technologies, Finance, Risk Management, Internal Audit, Business (Ancillary) Services, and Facilities areas which all support the successes of Sheridan College. Wayne has collaborated with educators, students, governments, communities, business, and college leaders for more than 20 years. Prior to coming to Sheridan, he served as Assistant Vice President, Administration and Director of Finance at Wilfrid Laurier University. He led a diverse range of progressive and innovative projects in these roles, including major capital acquisitions and financing, major implementations of technology, budget process and design strategies, and numerous improvements to business processes. With a Bachelor of Economics degree from the University of Western Ontario, a Bachelor of Commerce (Honours Business Administration) degree from the University of Windsor, a Master of Business Administration from</p>

Role	Name and Bio
	<p>Wilfrid Laurier University and a CPA CMA designation, Wayne brings a wealth of knowledge and extensive experience in the public sector.</p>
<p>Project Co-Sponsor</p>	<p>Shannon Brooks, CPA, MBA. Vice President Finance and Operations (Algoma) Shannon Brooks is an accomplished executive with over 22 years of experience in the post-secondary education sector. Shannon holds a Bachelor of Commerce (Hon) from McMaster University, an MBA from Laurentian University and in 2001 completed her Certified Professional Accountant (CPA-CGA) designation. She has also completed extensive leadership training and development programs throughout her career including the CFO leadership program at the Rotman School of Management (UofT). She is active as a volunteer with the Public Services Health and Safety Association and previously served as treasurer for the Toronto Triathlon Club.</p>
<p>Project Manager and Asset Management Subject Matter Expert (SME)</p>	<p>Daryush Esmaili, M.A.Sc, MBA, P.Eng, PMP. Interim Associate Vice President, Facilities and Sustainable Infrastructure (Sheridan) Daryush is the Interim leader for Sheridan’s Facility and Sustainable Infrastructure department who manage the full lifecycle of Sheridan’s built environment. Throughout his career, Daryush has served in a variety of leadership and technical roles where he has led the development and implementation of design and construction programs, capital plans, master plans, asset management programs, project management office implementations, and organization-wide change management. Daryush’s experience includes strategic and operations management in variety of services such as water, wastewater, stormwater, transportation, airports, facilities, social housing, information technology, parks and recreation, and fleet. He currently also serves as an asset management expert on the International Standards Organization Technical Committee 251 for Asset Management. He is a Professional Engineer, has a BSc in Architectural Engineering, an M.A.Sc in Civil Engineering, and has completed an MBA specializing in Strategy and Operations Management.</p>
<p>Project Management Support</p>	<p>Lucas Laurensen, Facilities Project Technologist (Sheridan) As Project Manager in Facilities and Sustainable Infrastructure, Lucas leads a cross disciplinary team throughout all phases of design and construction. With over 11 years of experience in project management, Lucas is a graduate of the Architectural Technology Co-op program at Sheridan and has grown his career within the learning community. Lucas is passionate about mentoring and supporting students in their learning journeys and supports work integrated learning activities within the Facilities team.</p>
<p>Design and Construction SME</p>	<p>Chad Mansell, P.Eng. Director, Design and Construction (Sheridan) Chad Mansell is Sheridan’s Director of Design and Construction and is responsible for overseeing the institution’s facility and site renewal, renovation, and major construction program with an annual budget of approximately \$20 million per year, with major construction projects of over \$100 million.</p>
<p>Architectural and Affordable Housing SME</p>	<p>Dr. Shannon Pirie, B.Arch, M.Arch II, PhD. Acting Associate Dean, Faculty of Applied Science and Technology (Sheridan) Dr. Shannon Pirie is Sheridan’s Associate Dean for the Schools of Architectural Technology and Applied Chemical and Environmental Sciences. After completing her Bachelor of Architecture at Carleton University, Shannon continued her academic evolution earning her Post-professional Masters of Architecture at McGill University in Minimum Cost Housing, then her PhD at the Université de Montréal where she defended her dissertation on Architectural Devices and the Idea of Home in 2015.</p> <p>Shannon has sat on numerous committees during her tenure at Sheridan including the Creative Campus Advisory Council and the Academic Freedom Working Group.</p>

Role	Name and Bio
	<p>She has been a member of the Academic Senate as the Faculty of Applied Science and Technology rep for three terms and is currently the FAST Local Academic Chair. She has contributed to the development of both degree and diploma programs and has been recognized as a skilled writer in this context. Her professional focus is around the manipulation of architectural devices and how we use them to produce useful, environmentally friendly buildings in relation to the future health and well-being of our communities, especially those that are marginalized.</p>
Sustainability and Engineering SME	<p>Evan Green, P.Eng, CEM. Manager, Engineering for Sustainable Development (Sheridan) Evan is a passionate and innovative professional with 8 years of broad experience in the energy industry, including field experience surveying in the oil and gas fields of northern British Columbia, policy analysis and research in Ottawa, and natural gas utility engineering and business development for cogeneration projects less than 5 megawatts in Alberta.</p>
Energy and Sustainability SME	<p>Herb Sinnock, P.Eng, CEM, CBCP, CMVP, WELL AP. Director, Sustainability (Sheridan) As Director, Sustainability for Sheridan College, Herb is responsible for all aspects of corporate sustainability vision, strategy, and culture, including implementation of Mission Zero, the institution's ambitious plan to reduce energy consumption, waste to landfill and greenhouse gas emissions.</p> <p>Prior to joining Sheridan College, he was Manager of the Centennial Energy Institute at Centennial College in Scarborough, Ontario. With over 25 years of experience in the energy sector, Herb has worked in project management, technology research and product development for projects funded by Ontario Centres of Excellence, Ontario Power Authority, US Department of Energy, US Air Force, City of Lowell Massachusetts, and Yankee Atomic Electric Company.</p> <p>His technical specialties are energy management, advanced control systems, neural networks, system integration, heat transfer, mathematical modeling, and distributed power systems. Herb has founded two research and development companies to innovate and commercialize energy and environmental technologies. In 2005, he was awarded US Patent 6,925,361 for the Distributed Energy Neural Network Integration System. Herb participated in the development of IEEE Standards 1547 and 2030 for smart grid and interconnection of distributed energy resources with the utility grid.</p>
Sheridan Stakeholder Consultation and Community Engagement Lead	<p>Nauman Khan, Associate Vice President, Government & Community Relations (Sheridan) Nauman Khan is Sheridan's Associate Vice President, Government & Community Relations. Nauman's experience includes various roles in community engagement, public affairs, and communication in organizations such as United Way, Ryerson University, and the Provincial Government. Nauman will support the community engagement components of the project.</p>
Campus Planning SME	<p>Pitsa Davey, Senior Manager, Campus Planning (Sheridan) Pitsa is Sheridan's Senior Manager, Campus Planning and has led Sheridan's Campus Master Plan across all campuses. She has experience in several different industries and roles including Project Management, Customer Service, Operations, Marketing and Sales Support. Currently Pitsa is leading many campus development projects, including the conceptual planning of the Centre for Healthy Communities, the Davis Pond and Trail Master Plan, and Sheridan's Flexible Workspace Strategy.</p>

Role	Name and Bio
Student Experience and Community Engagement SME	<p>Sunand Sharma, Associate Dean, Community Citizenship, Student Leadership & Engagement (Sheridan) Sunand Sharma has been a proud member of the Sheridan community since 2005. Sunand first came to Sheridan as a student in the Human Resources post-graduate program and has stayed with the College since finding a passion to serve students. He holds an honours degree in criminal justice and public policy with a minor in sociology from the University of Guelph and a master's degree in leadership from Royal Roads University.</p> <p>Sunand is currently Sheridan's Associate Dean - Community Citizenship, Leadership & Engagement, whose portfolio includes the First Year Experience, Student Leadership Development and the Peer Mentor Program, Student Rights and Responsibilities, Off-Campus Student Housing and Community Citizenship and the Student Refugee Program. Sunand has held a variety of other roles at Sheridan including Human Resources Assistant, part-time faculty member, Manager, Student Rights and Responsibilities, and Manager, Student Leadership and Engagement. He is passionate about improving the lives of students and is dedicated to influencing change on both policy and individual levels.</p>
Financial Modelling SME	<p>Teresa Sanderson, CPA. Senior Manager, Finance and Business Services (Sheridan) Teresa Sanderson is Sheridan's Senior Manager, responsible for leading the overall operating and capital investment program across all campuses. Teresa will provide subject matter expertise to financial modelling throughout the project.</p>
Student Resident Leader and Management	<p>Tracey Ens, Associate Vice President, Business Services and Ancillary Services (Sheridan) Tracey Ens is responsible for the management and administration of Sheridan's student residences, parking, and ancillary services. Tracey will be heavily involved throughout the project and provide the operating perspective for potential solutions.</p>
Algoma University Student Residence Management	<p>Dave Trudelle, Director of Student Life and Ancillary Services (Algoma) Dave has been in the Director role at Algoma University for the past 4 years. His portfolio at Algoma University includes overseeing on and off campus student housing in Sault Ste. Marie and Brampton. Dave brings over 15 years of experience in university student life, along with a Bachelor of Commerce and a Masters in Leadership from the University of Guelph.</p>
Algoma University Stakeholder Consultation	<p>Craig Fowler, Vice President Growth, Innovation & External Relations (Algoma) Craig joined Algoma University in 2019 and brings over 20 years of pertinent professional experience to this role. He joined Algoma University from Laurentian University where he was in several key executive roles focussed on administration, operations, community engagement, research partnerships, innovation, and economic development. Before joining Laurentian, Craig spent over 12 years with the Ontario government. During his career as a public servant, he held a series of progressively senior leadership positions in various ministries, including Finance, Economic Development, Research, and Innovation. Craig has a Master's degree in Local Economic Development and a Bachelor's degree in Urban and Regional Planning, both from the University of Waterloo. He has also completed Executive programs at the Harvard Kennedy School of Government and Ivey School of Business. In the role of Vice President Growth, Innovation and External Relations, Craig is a member of the University's Senior Executive Team. Craig is responsible for the University's overall growth, innovation, and external profile by providing leadership and direction in strategic enrollment management, recruitment, advancement, alumni affairs, innovation, strategic partnerships, government</p>

Role	Name and Bio
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relations, public affairs, university communications and marketing strategies. The position also includes oversight of the Brampton campus operations and development.

Toronto Metropolitan University City Building Institute

Prof. Cheryl Atkinson, BES, BArch, OAA, FRAIC. Associate Professor (Toronto Metropolitan University)

When considering a building, many of us think about how it looks, how cool or warm it keeps us, and how the walls insulate us from noise. But do we think about how the buildings we inhabit affect us emotionally or psychologically?

Cheryl Atkinson encourages her students to figure out why through phenomenology: the study of how a building’s composition, proportion, materials, and colours come together and make us feel and think. The impact can be major. Because of its psychological effect, for example, access to daylight and a view have been proven to help reduce the mental stress of hospital patients, while colour, material texture and the arrangement of space can delight, comfort, or exhilarate us.

Through the incorporation of “freespace”—well-designed places both inside and outside of our buildings to lounge and interact—Atkinson points out that social connections can also be forged through architecture, and she encourages her students to include this type of design in every project. “After all,” she says, “it’s the creation of a relationship between buildings and society that makes architecture such a powerful force for good.”

Dutch Canadian Circular Alliance

The DCCA committee will bring together various experts during the project. The committee boasts a broad and highly experienced membership including the following:

Partner	Organization	Expertise/Interests
Bert Kriekels	Jaga	Advanced heating and colling systems
Rene Pike	Klimaatmissie	Energy transition, tools, technology, and financing
Bob Oostelbos, Dennis Vos, Eldert Jan van Herk	Leadax	Sustainable, circular & award-winning lead replacement and flat roof covering to waterproof buildings
Loriane Icibaci	Superuse Studios	Reuse and repurposing of materials (among others wind turbine blades)
Sybrand Metz	DeSaH	Onsite wastewater treatment systems
Leon Spikker	Leon Spikker	Computational Design & Fabrication
Tjeerd Haccou, Lidia Egorova	Space & Matter	Innovative solutions to complex urban challenges/circular area development
Pablo van den Bosch	Madaster	Material passport, digital library of construction materials
Sander Ruissaard	KYP	Planning and communication tools for the construction industry
Marijn Emanuel	W-E Consultants	Independent consultancy firm, sustainable building, energy, use of materials, waste, water, health, building physics, HVAC, and the quality of the built environment
Henk Korevaar	F-fectis	Innovation and entrepreneurship with a focus on student collaboration
Pim de Jager	Wageningen University / First Step Consultancy	Research in the water and circular economy domains
Peter Portheine	Brainport Smart District	Brainport Smart District is a smart city district in the city of Helmond, the Netherlands
Jurrian Knijtjzer	Finch Buildings	Modular (timber) Building Systems
Anke van Hal	Nyenrode Business University	Professor, Sustainable Building & Development

Role	Name and Bio	
	Marjan Lahuis	Consulate General of the Kingdom of the Netherlands in Toronto Circular economy and sustainability
	Mart van Uden, Sultan Cetin	University of Delft Circular construction, circular built environment hub
	Paul Michel	Slokker North America Innovative and leading-edge building techniques for housing and workspace
	Peter Halsall, Dora Vancso	Purpose Building Canada Organizational strategies and solutions for new development, existing buildings, and portfolios in all classes of real estate assets
	Tessa Vlaanderen Walter Derhak, Kartik Moorty	Dillon Consultants Consulting services in planning, management, engineering, and environmental science
	Jan Adegeest	Self-employed Urban and architectural design, set design, sustainable design
	Colin Isaacs	Canada Circular Hotspot Sustainable development for business
	Aaron Barter, Corey Bialek	Waterfront Toronto Low-carbon construction materials as well as low-emission passive buildings
	Councillor Whillians, Councillor Boman, Michael Hoy, Pam Cooper	City of Brampton Community Energy and Emission Reduction Plan
	Barbara Swartzentruber, Vivian De Giovanni, Cameron Walsh, David Messer, Heather Connell	City of Guelph / Guelph-Wellington Region Smart Cities Office / Our Food Future Project / Solid Waste Services
	Cheryl Atkinson, Mark Gorgolewski	Toronto Metropolitan University Energy-efficient design in housing, low carbon housing, materiality and tectonics, architectural design.
	Daniel Hoornweg	Ontario Tech University International expert in developing sustainable cities through the flow of natural resources
	Lisa Prime	City of Cambridge Chief planner, strategic management expertise leading complex projects.
	Ozit Bittner	Partners in Project Green Program manager, membership and business engagement working with leading companies to help promote the adoption of sustainable business practices.
International Sikh Students Association	<p>Jaspreet Singh Jaspreet Singh is a founding member of the International Sikh Students Association, a collective created in 2016 that attempts to work as somewhat of a resource for incoming students from India. The ISSA connects international Sikh students with resources and, in some cases, established members in the community to help with their chosen career fields.</p>	
Ontario Gurdwaras Committee	<p>Major Singh Major is a member of the Ontario Gurdwaras Committee and will serve as a member of the advisory team for this project, providing a crucial link to the community.</p>	
Campus Master Planning Advisory	<p>Leigh McGrath, MCIP, RPP, PMP Partner, Urban Planner (Urban Strategies) Leigh is a planner with experience in planning for public and private clients on projects of various scales. Her background in social and cultural geography has shaped her dedication to place-based and locally informed planning practices. Leigh has led a variety of planning-related process including municipal approvals, campus master planning processes, public engagement, master plan studies, RFP and design competitions and the creation of statutory planning documents. Holding a Project Management Professional certification, Leigh's approach to her work is informed by sound project management practices. Leigh's expertise extends over a large breadth of planning projects but what is common among them is a strong focus on strategy development, problem solving, project design and management--ensuring any given process meets the needs of clients and delivers useful, well-grounded recommendations for next steps. Leigh</p>	

Role	Name and Bio
	<p>applies this approach to policy-based projects, where she helps clients form plans to implement provincial and municipal policy related to large-scale long term intensification areas; to campus-related projects where institutional objectives must be understood and expressed within a physical setting, responding to the changing landscape of teaching and learning; and in master planning exercises where complex issues and growth objectives of the public and private sectors must be successfully balanced.</p>
Campus Master Planning Advisory	<p>Mark Reid, OALA, ASLA, APA. Partner (Urban Strategies) Mark Reid is a Partner, urban designer, and landscape architect at Urban Strategies. With 31 years of experience with the firm, Mark brings considerable expertise in all aspects of city building and is adept at managing the complex processes involved in community and urban transformation Mark directs transit-oriented, waterfront, downtown, institutional, brownfield and community redevelopment projects across Canada and North America, and often leads large multidisciplinary teams to achieve client and project goals.</p> <p>Mark has also recently led a multidisciplinary team to complete a Comprehensive Plan with a significant focus on developing and advancing a Downtown Economic Strategy for the city of Troy, NY. Mark also completed a downtown revitalization strategy for Empire State Development in Olean, NY. Closer to home, Mark recently completed Phase 1 of new secondary plan Weston and Highway 7, one of 5 growth centers within the city of Vaughan, Ontario and he has led a team of consultants to prepare comprehensive policy and master plans for two designated Urban Growth Centres in Ontario, the Vaughan Metropolitan Centre, and Downtown Guelph.</p> <p>He has recently completed three campus master plans for Sheridan College's three campuses. Mark is currently working with RioCan on the Master Plan and Official Plan amendment for a significant new high-rise community adjacent to transit in the Weston and 7 Precint in the City of Vaughan. Mark has also completed several park and open space master plans, including the revitalization master plan for Manhattan Square Park in Rochester, NY and a redevelopment framework for Governor's Island in New York, NY, and the Development Plan for Barbados' first National Park.</p>

2.5 Resources and expertise available to fulfill EOI scope of services

Sheridan and the associated partners are very well positioned to fulfill the EOI scope of services. Many of the resources that will be involved on the project team are internal to Sheridan and specialize within each aspect of the EOI. It is proposed that the services be completed through a request for proposal process in collaboration with the City to engage qualified architectural and engineering expertise to complete the relevant pre-engineering and conceptual design and business case development activities.

3 Project Plan and Delivery Approach

3.1 Project understanding

There has been an increasing demand for student housing in the communities in Brampton and surrounding Sheridan's Davis Campus. In addition, there are currently no on-campus housing options for Algoma students. While the reasons for Sheridan students living off-campus is a complex issue with many drivers, it has been found that many students living off-campus pay approximately \$400 per month. The rates for Sheridan's current quads are \$560 per month, and

it is believed that the price differential is one of several reasons why some students are living off-campus.

The City of Brampton has released a call for Expressions of Interest (EOI) for a Housing Catalyst Capital for the purpose of developing innovative housing solutions.

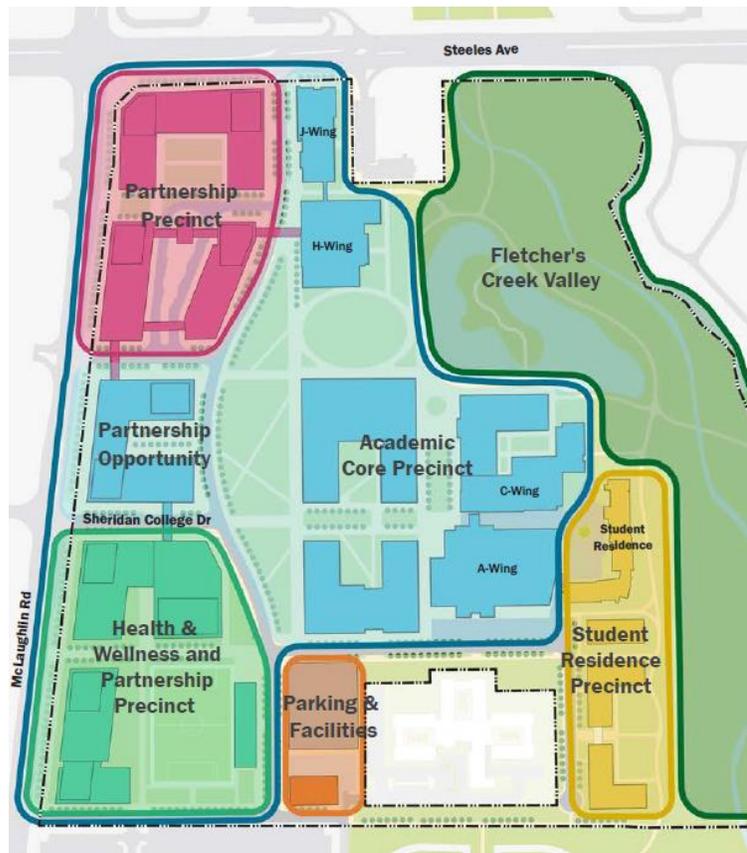
Brampton’s Housing Catalyst Capital Project is a deliverable of the City’s housing strategy “Housing Brampton”. The ‘Housing Catalyst Capital Project’ will deliver capital funding and support non-profits in the delivery of new housing ideas for Brampton. This will assist non-profits in upfront costs associated with technical studies, design, and other preparatory work.

The Housing Catalyst Capital Project’s goal is to incentivise ideas around new and innovative housing options. Pilot ideas that will be incentivised in Phase 1 are:

1. **Single Room Occupancy housing (SROs):** purpose-built affordable rental housing for singles (students, newcomers, seniors); preferably through modular construction methodology
2. **Affordable home ownership options:** housing for First-Time Buyers (FTB) and marginalized people through various unique home equity models, land lease and others
3. **Affordable house-scale infill:** ensuring affordable units are obtained in missing middle infill housing through mechanisms such as funding, land trusts, co-operatives, or partnerships with other institutions
4. **Flexible and incremental design approaches:** higher density multi-unit housing with innovative designs – e.g., flexible floor layouts that offer ‘bays’ that can be purchased over time to match unit size as household size increases

Sheridan’s proposed project will evaluate options for broader housing of Sheridan and Algoma students within Brampton, including developing conceptual designs for Single Room Occupancy housing within the Sheridan Davis Campus Student Residence Precinct.

Figure 6. Campus Master Plan Student Residence Precinct



Source: Extracted from Sheridan, 2020, p. 55

3.2 Description of the project proposal

Sheridan's Campus Master Plan identified a Student Residence Precinct to be developed in the long-term. The precinct is to be located south of the current student residence as shown in **Figure 6** on p. 18, and consist of a development of up to six floors as shown in **Figure 7**. Based on initial estimates, the fully built-out residence precinct could include more than 800 additional beds, however this would be dependent on the massing, phasing and designs.

Figure 7. Artist Concept - Looking southeast from Steeles Avenue and McLaughlin Road



Sheridan's goals for this project are to evaluate a variety of solutions to address Algoma and Sheridan's student residence needs, develop a mix of solutions, and design a student residence precinct that is representative of the community's goals, values, expectations, and willingness to pay.

Community outreach will be critical to meeting those goals. Sheridan proposes to work closely with the City, Algoma University, the community, and other partners to develop innovative solutions to ensure safe and affordable housing for Algoma and Sheridan students, as well as an effective and efficient site plan, floor plans and operating models for the Davis Campus Student Residence Precinct.

As previously discussed, Sheridan proposes to assemble an Advisory Task Force including the City. Sheridan will also retain the services of architectural and engineering consultants to forge an integrated project delivery team to deliver a design with all the elements indicated below. The proposed work plan is summarized in **Table 2**.

Table 2. Proposed Project Tasks

Tasks/Sub-Tasks
EOI and Agreement with City
City evaluation of submissions, proponent meetings and reports Awards
Project Initiation
Form project team, advisory team, and stakeholder teams Develop project requirements and issue request for proposals Onboarding and initial consultation
Stakeholder Analysis and Consultation Strategy
Stakeholder consultation plan Consultation and needs analysis Demand forecast development
Detailed Housing Options Review and Report
Development of various on-campus and off-campus housing options to address student community needs across Brampton Screen, rank, and shortlist preferred options DELIVERABLE: Finalization of a student housing options analysis and review report made available to the City and other stakeholders.
Davis Student Resident Precinct Site Evaluation
Site evaluation including geotechnical, topographic, and general investigations
Davis Student Resident Precinct Conceptual Design and Massing
Develop floorplan mock-ups - user testing and feedback Develop technical requirements and OPR Develop initial BIM models and building massing Develop initial financial and operating models Conduct stakeholder review of initial models Phasing strategy for site buildout
Davis Student Resident Precinct Total Cost of Ownership Analysis and Business Case
Operating Model Development Business Case Development Go/no-go gating and next steps DELIVERABLE: Innovative student housing design and detailed business case for on-campus housing.

3.3 Proposed innovative housing design typologies and/or partnership models

The project team has explored, and is open to explore a variety of innovative housing design typologies through this project, including:

- Permanent Modular Student Housing: Modular construction is where individual modules are fabricated in a quality-controlled indoor manufacturing environment, then shipped to site and set on a foundation. Modules may be stacked and are joined together to create

one larger building. Common, connecting chases are provided for connecting utility services to each module.

- Temporary Modular Portable Buildings: This type of modular building is a portable unit. Multiple units may be joined together with a common corridor.
- Repurposing/Renewing Existing Buildings: Regenerating underused buildings.
- Acquisition and conversion of buildings: Purchasing or constructing off-campus residences in the form of existing hotels or other residential developments.

3.4 Project plan including anticipated project timeline, work plan, and project schedule and budget

3.4.1 Work Plan

3.4.1.1 Project Initiation

3.4.1.1.1 Form project team, advisory team, and stakeholder teams

At the onset, the partner project team, advisory team, and stakeholder teams will be assembled.

3.4.1.1.2 Develop project requirements

To guide later planning processes, the Sheridan team will meet with its internal stakeholders to confirm “framing goals”. These framing goals are the technical goals and other soft requirements that should be met to determine that the planning and design phases have resulted in a successful outcome. These would include such factors as cost per bed, rate of financial return, operating cost, energy intensity, overall sustainability, modularity and scalability, circularity, and life cycle.

A robust team of advisors, consultants, engineers, constructors, and other professionals will be assembled through recruitment and RFP processes.

3.4.1.1.3 Onboarding and initial consultation

Through a kickoff meeting and a series of early-stage planning meetings, the team will be brought up to speed on all the significant considerations of the project. Initial brainstorming will begin to lay out early possibilities for the project direction to be explored in later phases with a variety of stakeholders. Engagement processes and early development parameters will be determined.

3.4.1.2 Stakeholder Analysis and Consultation Strategy

3.4.1.2.1 Stakeholder consultation plan

Working with the project team’s consultation experts, the project consultants, and the advisory team, a detailed consultation plan will be developed to thoroughly understand the stakeholder groups, their student housing needs and requirements.

3.4.1.2.2 Consultation and needs analysis

Using a series of structured stakeholder consultations, the team begins an iterative phase of the project where it develops a finer understanding of the needs of occupants, operators, the community, and others. It uses charrettes, public meetings, surveys, mock-ups, and other tools to explore needs, preferences, and demand.

3.4.1.2.3 Demand forecast development

Following the consultation, a housing demand forecast will be developed to estimate the potential growth in on-campus and off-campus student housing in Brampton. This will form a key part of validating the scale of potential solutions.

3.4.1.3 Detailed Housing Options Review and Report

3.4.1.3.1 Development of various housing options to address student community needs across Brampton

Following the consultation phase, a set of requirements by stakeholder group will be established and assessed against various on-campus and off-campus options. These options would include construction, purchase, regeneration, partnerships and supports to meet the needs of students and the future community demands. No option will be off the table, and the goal of this exercise is to identify the best possible mix of options to address student housing needs in Brampton in a report that can be shared and referenced by other institutions, Sheridan and stakeholders. In the document, the costs and benefits of each option will be evaluated.

3.4.1.3.2 Screen, rank, and shortlist preferred options

Each option will be evaluated and a shortlist of options that provide the most overall value will be developed for consideration of advancement to implementation subject to relevant business cases and approvals.

DELIVERABLE: Detailed Housing Options Review Report

At the end of this phase, a detailed student housing options analysis and review report will be made available to the City and other stakeholders. It is targeted to provide the following benefits to the City:

- Provide a detailed summary of student housing options to address the needs, including costs, benefits and timelines
- Provide a reference report that can be used by academic institutions in Brampton
- Outline tangible approaches that Sheridan, the City and other institutions can pursue to meet demands in the short, medium and long-term.

3.4.1.4 Davis Student Resident Precinct Site Evaluation

3.4.1.4.1 Site evaluation including geotechnical, topographic, and general investigations

As previously discussed, Sheridan intends to develop a plan for build-out of the Student Residence Precinct at the Davis Campus. The first stage will be to review technical and aesthetic considerations of the site with the planning team along with a variety of technical specialists. The team will be interested in understanding the soil condition, topography, lines of sight, existing structures, and other elements that will help determine construction methods and phasing.

3.4.1.5 Davis Student Resident Precinct Conceptual Design and Massing

3.4.1.5.1 Develop floorplan mock-ups - user testing and feedback

In coordination with the previous step, and in an iterative and interactive fashion, the team develops a variety of floorplan configurations and mock-ups to test for user experience.

3.4.1.5.2 Develop technical requirements and OPR

As the prior two tasks take shape, the team will begin firming up the technical requirements for the project including building material selection, mechanical and electrical approaches, modular and circular design elements, landscape and site provisions, heat gain mitigation, on-site energy generation and site servicing.

3.4.1.5.3 Develop initial BIM models and building massing

With user and technical requirements clear, the team will develop the initial building model(s) in BIM, using renderings, plans and elevations to confirm that everything has been correctly incorporated into the proposed structure.

3.4.1.5.4 Develop initial financial and operating models

Based on the number and configuration of units, estimated cost of construction, and other factors such as land and development costs, the team will build up initial financial and operating models. Where obvious adjustments to the initial modeling need to be made, the team will revise until there are one or more satisfactory options for next stages of stakeholder consultation.

3.4.1.5.5 Conduct stakeholder review of initial models

Using all the modeling developed in prior steps, the team will re-engage with the stakeholder groups to gather additional feedback on whether the designs have properly captured requirements for the project. This step may require multiple iterations to ensure that a viable concept is selected for further design development.

3.4.1.5.6 Phasing Strategy for site buildout

As the student residence precinct comprises multiple buildings, the team will consider the order, timing, and sequencing of construction activity to maximize benefits to residents, Sheridan, and the surrounding community.

3.4.1.6 Davis Student Resident Precinct Total Cost of Ownership Analysis and Business Case

3.4.1.6.1 Operating Model Development

The project team will evaluate benefits and costs various operating models such as contracted services, in-house, hybrid, and develop a preferred solution.

3.4.1.6.2 Business case development

Business cases will be developed for the proposed solutions to evaluate the viability from a cost perspective as well as complete an options analysis.

3.4.1.6.3 Go/No-Go gating and next steps

Following the development of the business case, the team will consider options for moving forward to the next stage in design.

A Go / No-Go decision will be made at this time. If it is determined to not proceed with construction of the building on campus, the project team will develop and propose strategies for other options to address the student housing needs (for example, supports in the communities).

DELIVERABLE: Innovative student housing design and detailed business case for on-campus housing

At the end of this phase, conceptual designs are to be provided for innovative housing models of on-campus housing, which could also be leveraged for off-campus housing where a site exists. This may include mixed-use development, combinations of private and student dwellings, various configurations, and modular options. Following the business case, the team will consider moving forward with detailed design of a pilot project.

3.4.2 Project Schedule

A summary of the timelines by task is provided in **Table 3**.

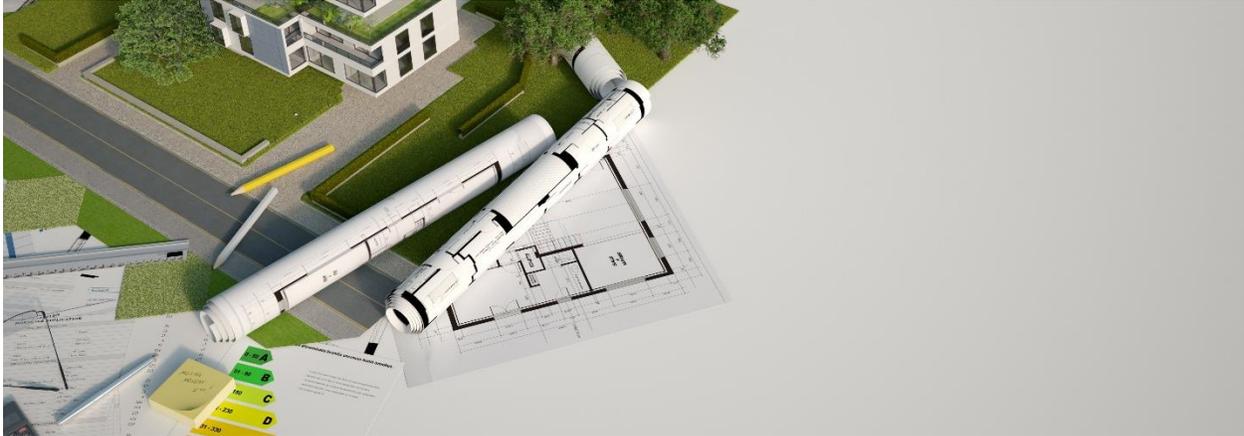
Table 3. Timelines by Task

Tasks/Sub-Tasks	Estimated Timelines
EOI and Agreement with City	
City evaluation of submissions, proponent meetings and reports	June-August, 2022
Awards	August, 2022
Project Initiation	
Form project team, advisory team, and stakeholder teams	September, 2022
Develop project requirements and issue request for proposals	September, 2022
Onboarding and initial consultation	September-October, 2022
Stakeholder Analysis and Consultation Strategy	
Stakeholder consultation plan	October, 2022
Consultation and needs analysis	November-December, 2022
Demand forecast development	January, 2023
Options Analysis	
Development of various housing options to address student community needs across Brampton	January-February, 2023
Screen, rank, and shortlist preferred options	February-March, 2023
Davis Student Resident Precinct Site Evaluation	
Site evaluation including geotechnical, topographic, and general investigations	September 2022
Davis Student Resident Precinct Conceptual Design and Massing	
Develop floorplan mock-ups - user testing and feedback	October, 2022
Develop technical requirements and OPR	November-December, 2022
Develop initial BIM models and building massing	January, 2023
Develop initial financial and operating models	January, 2023
Conduct stakeholder review of initial models	February, 2023
Phasing strategy for site buildout	March, 2023
Davis Student Resident Precinct Total Cost of Ownership Analysis and Business Case	
Operating Model Development	March, 2023
Business Case Development	April, 2023
Go/no-go gating and next steps	April, 2023

3.4.3 Project Budget

Sheridan proposes to retain the services of professional architects, engineers, cost consultants, constructors, and planners to complete the scope of work above. The work is estimated to cost approximately \$600,000, however the total cost will be determined as a result of the request for proposal process.

This work is proposed to be procured by a single request for proposals to address the work plan. Sheridan also proposes to work collaboratively with the City in the procurement process and evaluation should the City be interested in participating.



3.5 Project location, zoning, and other parameters (if project site is determined)

Various locations will be considered within the City of Brampton; however, the design stages will focus specifically on the Sheridan Davis Campus Student Residence Precinct. This site is located on 7899 McLaughlin Road South, and the Roll Number is 10-14-0-099-01600-0000.

3.6 Clear ask from the City for the amount of grant required towards the implementation of the project

Sheridan is proposing that the grant support 50% the project budget amount. The total project budget amount is anticipated to be approximately \$600,000.

3.7 Clear ask from the City for any additional support

As discussed throughout this proposal, Sheridan would be seeking collaboration with the City in terms of participating on the advisory team and attendance at workshops.

4 Project Feasibility

4.1 Financial viability to fund and execute the proposal with City's funding

Sheridan had \$98.6M in net assets as of March 31, 2022 (numbers from audited financial statements).

4.2 Other private and governmental funding sources that will be pursued, and extent of each

Once a solution has been developed and passed the business case phase, Sheridan will be seeking additional funding sources to support future design and construction activities.

4.3 Clear ask from the City for the amount of grant required towards the implementation of the project

Please see **section 3.6**.

4.4 Clear ask from the City for any additional support

Please see **section 3.7**.

4.5 An outline of how the funding will be best utilized to meet the Project Scope & Criteria

As previously mentioned, this project is proposed to be executed in-line with public procurement requirements through Sheridan's procurement processes, and in collaboration with the City and other partners as appropriate. All costs will be tabulated against the tasks in the proposed work plan to provide the ability for cost tracking against the criteria. Sheridan proposes to work with the City to develop a project costing structure that meets the mutual requirements for the Housing Catalyst project.

5 Project References

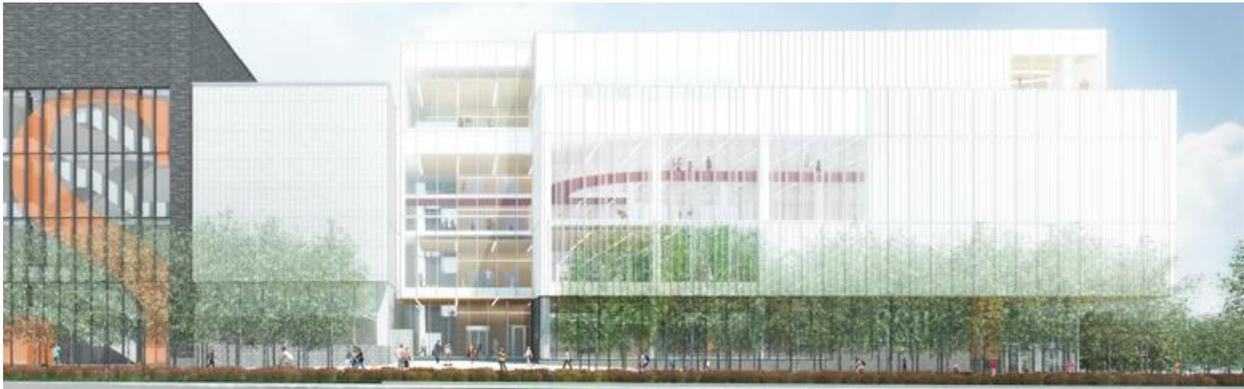
Sheridan's design and construction team has designed and constructed a variety of projects over decades. Some recent examples related to this project include:

5.1 Trafalgar Residence Construction



This project was jointly designed by Strasman Architects and Bregman + Hamann Architects and constructed by Bird Construction in 2017. The 103,000 square foot, 341 bed student residence was built by and privately financed through Buttcon Limited. This project was successfully completed on time and within the owner's budget. Buttcon was also awarded the student residence at Sheridan College's Davis Campus in Brampton, which was completed on schedule and on budget. This project was developed and managed by Sheridan's Design and Construction and Sustainability teams included in this proposal.

5.2 Hazel McCallion Campus B-Wing and C-Wing Construction



Hazel McCallion Campus Phase 2A is a 70,000 sq. ft. facility that has recently reached substantial completion. The facility is comprised of an athletics facility with a gym, track and fitness, Student Union space which includes a lounge, food services and office space and a flexible meeting space for general use.

This project was jointly funded by Sheridan Student Union and Sheridan College and managed by Sheridan's Design and Construction and Sustainability teams included in this proposal.

5.3 Davis A-Wing Construction



The A-wing at Davis campus in Brampton was constructed in 2014 and became the home to all of Sheridan's Skilled Trades and Apprenticeship programs. At 130,000 square feet and three stories, the new A-wing was the second largest building at the Davis campus, featuring 22 moveable/flexible general use classrooms, and dedicated workshops for plumbing, electrical, machining, industrial mechanic millwright, welding, and construction skills. This building also included a district energy centre.

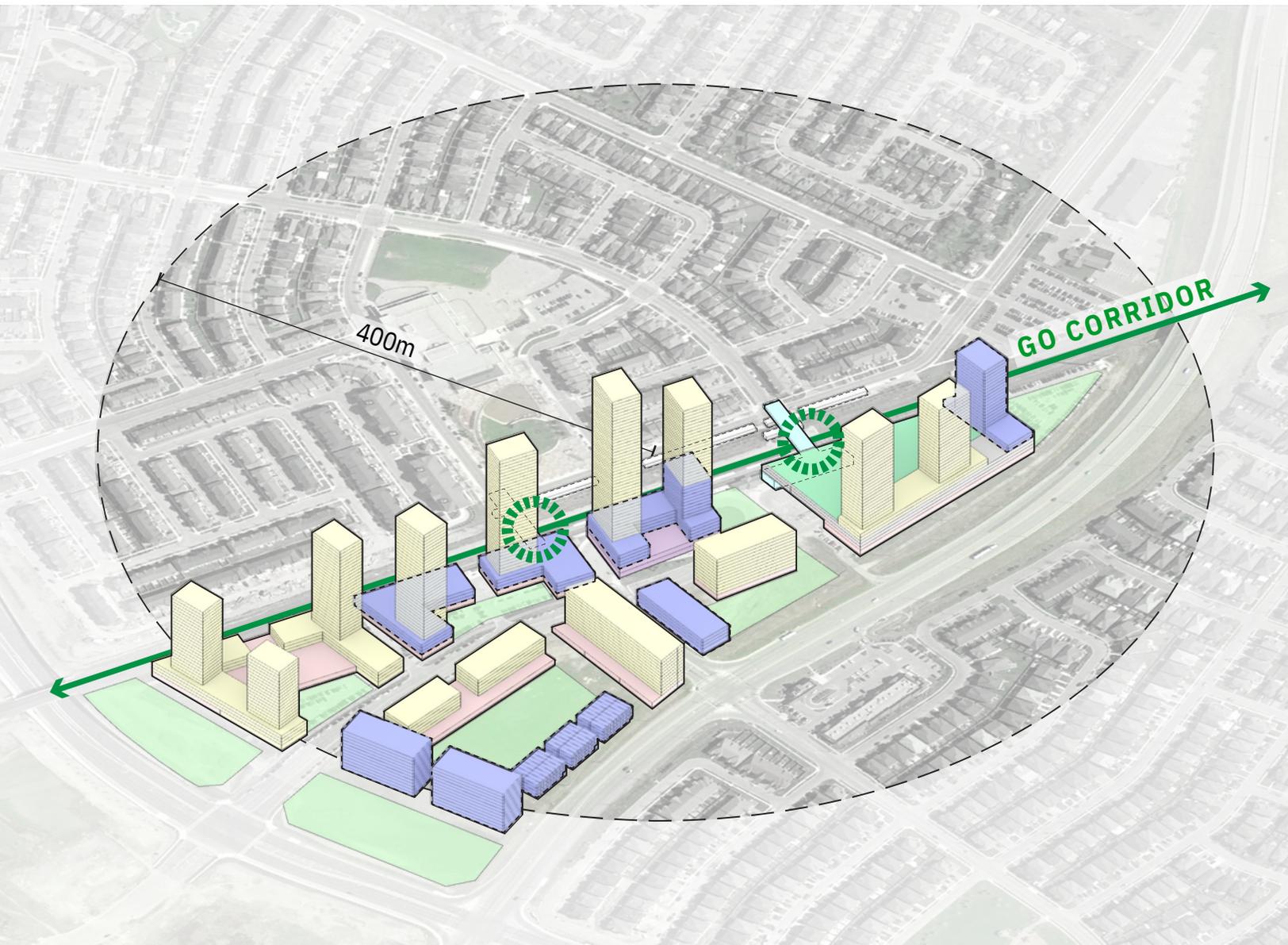
6 Citations

- City of Brampton. (2019). *Recommendation Report - City of Brampton Initiated Student Housing Policy Review & Upcoming Rental Protection Policy Review*. Brampton: City of Brampton. Retrieved May 25, 2022, from <https://www.brampton.ca/EN/Business/planning-development/housing-brampton/Documents/Student%20Housing%20Policy%20Review.pdf>
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- Sheridan. (2020). *Sheridan Campus Master Plan*. Oakville: Sheridan.
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BRAMPTON HOUSING CATALYST CAPITAL PROJECT: PHASE 1

LEAD APPLICANT: Indus Community Services

EXPRESSION OF INTEREST (Amended Proposal, August 12th, 2022)





August 12th, 2022

Attn: Bindu Shah, Principal Planner/Supervisor
Project Supervisor (Growth Management & Housing),
City Planning & Design
Planning, Building and Economic Development Department
City of Brampton BHCCP@brampton.ca

Attn: Madhuparna Debnath, Policy Planner III
Project Lead
City Planning and Design
Planning, Building and Economic Development Department
City of Brampton
BHCCP@brampton.ca

RE: **THE CORPORATION OF THE CITY OF BRAMPTON EOI RE:
BRAMPTON HOUSING CATALYST CAPITAL PROJECT (PHASE 1)
AMENDED PROPOSAL**

Dear Bindu and Madhuparna,

We are pleased to submit the following response to your recent call for Expressions of Interest in the conceptualization, planning and design of new Pilot Projects for Innovative Affordable Housing Types in the City of Brampton.

Indus Community Services is an accredited, not-for-profit community benefit organization that has served local communities for over 37 years. As a registered charity, we are supported by our donors and by all four levels of government. Indus, through its professional staff, is a leader in the provision of culturally appropriate services to newcomers, families, women, and seniors. Our mission is focused on building resilient and healthy communities by offering person-centered, anti-oppressive programs and services. Indus' current strategic plan 2020-2024 highlights the need for more affordable housing to serve vulnerable communities. (<https://www.induscs.ca/strategic-plan/>)

Services for Newcomers, Seniors, Women and Families

Locations to serve you in Mississauga, Brampton & Oakville

HEAD OFFICE 3038 Hurontario Street, Suite 206 Mississauga, ON L5B 3B9 Phone: 905-275-2369 Fax: 905-275-6799

info@induscs.ca • Charity Business Number: 10750-5810-RR0001

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Several leading non-profit groups have been working together to advocate for the creation of affordable housing for vulnerable groups to support the many underserved communities in Brampton. Indus Community Services, as the lead agency on this proposal, will continue working hand-in-hand with its partners to focus on addressing local housing needs. These well reputed non-profit agencies also have decades of experience in supporting and strengthening the people of Brampton:

- **Roots Community Services**
- **Punjabi Community Health Services**
- **Boys and Girls Club Peel**
- **Bramalea Christian Fellowship Church**

Together, the five of us, have informally formed the “Catalyst Housing Group” and plan on working together with the guidance of senior WoodGreen Housing staff to ensure a best-in-class housing project. In order to ensure a high-quality project, the Catalyst Housing Group is receiving expert consultation from SvN Architects + Planners (www.svn-ap.com). SvN has had over 40 years’ experience working on affordable housing in its various forms – including direct previous experience with three of the four building types that Brampton Housing is focusing on:

- **Single-Room Occupancy (SROs)**
- **Flexible + Incremental Designs for Rental + Ownership**
- **Affordable House-Scaled Infill Housing**

We have been engaged with SvN Architects + Planners throughout this application process as our consultants and we strongly believe that SvN’s implementation as proposed will have long lasting positive impacts that will increase affordable housing supply. Moreover, this will ensure that racialized residents are economically integrated into the planning, development, and construction of housing as well as having increased access to affordable housing supply that reflects their incomes and family needs.

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While we are aggressively pursuing a building site, the basic premise for the Catalyst Grant process is the recognition that Non-Profits require assistance in order to develop large capital projects such as affordable housing. It is for this reason that prior to securing the land needed for such a project, the Catalyst Housing Group would appreciate receiving approximately \$100,000 to assist in effectively mobilizing the group. These funds would be commensurate with activity undertaken by each partner and will be used to offset the time of partners' Seniors Leadership and their staff, facilitate community outreach to fine-tune our models of service delivery and cover any preliminary hard costs in getting the project to the implementation phase.

In conclusion, we deeply support the efforts of all those involved in this worthwhile project and look forward to hearing about the decision made in the near future. If you have any questions, please contact me at gmalhotra@induscs.ca or by phone at 905-275-2369 x1242.

Sincerely,

A handwritten signature in black ink that reads "Gurpreet Malhotra".

Gurpreet Malhotra, CEO
Indus Community Services

On Behalf of the Housing Catalyst Group: Cc.
Roots Community Services
Punjabi Community Health Services
Boys and Girls Club Peel
Bramalea Christian Fellowship Church
WoodGreen Housing
SvN Architects + Planners

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8.0 Conclusion

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- i. Relevant SvN Projects
- ii. Single-Room Occupancy Housing
- iii. Flexible + Incremental Prototypes for Rental + Ownership

1.0 Overview

OVERVIEW

Several leading non-profit groups have been working together to advocate for the creation of affordable housing for vulnerable groups for the many underserved communities in Brampton.

Indus Community Services, as the lead agency on this proposal, will continue working hand-in-hand with all of its partners to focus on addressing local housing needs. These well reputed non-profit agencies also have decades of experience in supporting and strengthening the people of Brampton:

- **Roots Community Services**
- **Punjabi Community Health Services**
- **Boys and Girls Club Peel**
- **Bramalea Christian Fellowship Church**

Together, the five of us, have informally formed the “Catalyst Housing Group” and plan on working together with the guidance of senior WoodGreen Housing staff to ensure a best-in-class housing project. In order to ensure a high-quality project, the Catalyst Housing Group is receiving expert consultation from SvN Architects + Planners (www.svn-ap.com).

We all will work in partnership as a new collaboration of existing, Brampton-based non-profit agencies to catalyze *Brampton Housing's* “bold and creative” approach to affordable housing. This approach will include seniors, families, youth, newcomers, victims of abuse with mental health or addiction challenges that are supported to live independently.’

The Catalyst Housing Group’s approach to Stage 1 has been – first and foremost – to reach out to existing non-profit organizations in Brampton with an interest in equity and housing. We have talked with a number of groups who have current needs for affordable housing – ranging from low-rise (2-4 storeys) infill housing, to mid-rise (4-8 storeys) to higher-density developments. Together they serve a broad spectrum of the diverse communities that call Brampton Home. As a result, we proposed that we work with the group-as-a-whole to see if they can share potential affordable occupancies and/or services – or not. We have all agreed to move ahead in collaboration and they have authorized Indus to underline their interest in participating in the *Catalyst Housing Group* and will work collectively to meet their respective needs; and, individually to make the particular client needs that are well aware of. This will give us all sufficient time to talk about shared needs – today and in future – and what the best form of their organization might be in supporting this project.

This not the first time that the members of the Catalyst Housing Group has assisted in the creation of new non-profit housing projects. Indeed, many of the larger, older non-profits came into being through collaboration with like minded ideas and diverse constituencies. These include the Homes First Society, Fred Victor/Keith Whitney Homes, the Salvation Army (Scarborough Citadel), WoodGreen Community Services, and the Toronto YWCA (The Elm Centre). SvN Architects have also worked with similar agencies in developing cities and suburbs in Latin America, the Caribbean, Africa, the Middle East and South Asia - to foster comparable agencies – some of which were already in place.

SvN has had over 40 years experience working on affordable housing in its various forms – including direct previous experience with three of the four building types that Brampton Housing is focusing on –

- **Single-Room Occupancy (SROs)**
- **Flexible + Incremental Designs for Rental + Ownership**
- **Affordable House-Scaled Infill Housing**

The Catalyst Housing Group has also connected with contractors who have built previously in the City of Brampton.

The Catalyst Project aims to incentivize new housing options in the City of Brampton by providing financial supports to private non-profits that can deliver pilot projects identified in “Housing Brampton.” The intent is that these pilots will inspire others and help the City establish required policy and other mechanisms to facilitate continued innovation

VISION

Our overall vision can be summarized as follows:

To work with a number of growing, Brampton-based non-profit organizations which have complementary needs, collaborating with WoodGreen Housing Services which has over 80 years of experience in developing and operating affordable housing – in order to foster diversity and address the range of needs that newer non-profits are experiencing in Brampton.

To create Net-Zero / High Level Passive (N-Z Passive) Housing Design in order to reduce costs and to conform with changing provincial and municipal governments; working with innovative forms of manufacturing and on-site assembly (including Cross- Laminated Wood Panels) which reduce costs while achieving the highest possible standards of Net-Zero and Passive Housing.

To continue to innovate with low- (3-4 storeys), medium (5-8 storeys), and high-density (9-18 storeys and above) N-Z Passive housing forms that will serve as prototypes.

To provide housing forms that can adapt to changing housing needs for most households (and in particular newcomers) - which are growing or downsizing over time. We will also build housing for a rapidly increasing proportion of our aging populations needs to take account of the fact that

these will begin be empty in another 10-20 years and will likely need to be altered to house younger, incoming populations.

To provide housing that can accommodate a mix of incomes and diverse households – in order to respond to inclusionary zoning and changing family types.

To provide flexibility to accommodate a range of housing needs – from SRO to family units - in common or shared building types, and similar units.

To provide for home-based forms of work and increased local job opportunities related to housing construction and renovations.

To provide residents access to growing food, fresh air, outdoor and rooftop public space and nearby parks – along with common meeting and shared kitchens.

To work with established developers (King Sett and Medallion) to achieve a mix of market and non-profit housing units.

To work closely with Brampton’s Housing + Planning Departments to encourage affordable housing to locate within - or near - Major Transportation Corridors and designated Major Transit Station Areas.

2.0 Project Objectives + Scope

2.1 PROJECT OBJECTIVES

SvN have collaborated on the development of innovative new approaches to housing in Central Toronto since the mid-1980s. In 1999, WoodGreen and SvN partnered in developing 157 units of affordable multi-generational housing for seniors, families and single occupants in cluster high need age-in-place units with 24/7 services. The building includes amenities for a children/playground and community meeting an programming rooms as well as a rooftop garden that together foster a high quality of environment for this low-income community.

SvN has also worked together with the Homes First Society and Fred Victor Mission on innovative, new models that provided supportive housing for homeless households and individuals in higher-density buildings that significantly increased their access to safer, permanent long-term housing. This occurred as Toronto Central changed from low-rise “public” housing types to in the original City, to apartment towers such as were built in Regent and Moss Parks from 1950-75. This period was comparable in many ways to the shift that Housing Brampton has identified as Brampton moves from a predominantly greenfields development to increased intensification. SvN worked relatively closely with Brampton Housing throughout its Housing Catalyst Project over the last two years, providing examples of potential innovative, housing types and precedents that were in turn presented to Council. In return, WoodGreen + SvN have re-collaborated to gain a better understanding of the opportunities and barriers to affordable housing forms that are both

innovative and practical. SvN has been working in Brampton and Peel for a over 30 years – starting with their owner-financed work on the West Bampton Secondary Plan (1996) on behalf of HARPO (the Huttonville Area Ratepayers Organization), comprising second- or third-generation apple farmers and others who needed to relocate their orchards or farm operations elsewhere - to make way for orderly new forms of greenfields, urban development.

SvN's more recent work Peel and Brampton has included preliminary planning for Gateway Terminal (Market Housing only), Peel Shelter Renovation; Twin Pines Development Plan (with Mwarigha, before he moved from Peel Housing to WoodGreen); along with preliminary and detailed Planning for Metrolinx's Hurontario Corridor and Stations – and what began to be called "Major Transit Station Areas" by the Province in its revised Growth Plans.

SvN and the Catalyst Housing Group understand that the key objectives of Brampton's Catalyst Housing Initiative are:

OBJECTIVE #1:

TO SUPPORT HOUSING INNOVATION AND THE NON-PROFIT SECTOR IN BRAMPTON

SvN is known for its work in housing innovation since 1984, when we completed the first renovation and expansion of a major shelter in central Toronto. The Fred Victor Mission - located at Queen and Jarvis Streets in downtown since the 1940s – is where 197 residents gained access to individual, lockable bedrooms and shared kitchen and washroom facilities for clusters of 3-5 persons. We talked with each of the 197 residents before we started our planning and design of a permanent new residential community, where residents would no longer need to leave everyday at 8 am - and return to line up again at 4:30 in order to re-gain access to those dormitories that still had vacancies. We followed similar approaches on intense engagement with residents. We also worked closely with Houselink Community Homes – in various downtown neighbourhoods who housed over 250 "former psychiatric" patients who were evicted from Provincial mental institutions in the 1980s and 90s.

In addition, SvN prepared a Study for the Province and the City on the potentials for SRO-forms of affordable housing within Toronto. Subsequently served as planners and architects for Evangel Hall - the first registered SRO in Toronto (see article attached). This was designed in close collaboration with 90 homeless men and women who lived previously in the much older Evangel Hall Shelter in central Toronto.

More recently, SvN have pioneered new models of affordable housing for many others non-profits across the Toronto Region. SvN is among the first architectural firms to be developing Net-Zero, Passive wood-housing for hard-to-house households. In addition, SvN works with Indigenous communities in major cities across Canada, as well in northern, north-western and western Canada. They have also worked in indigenous-governed countries in Africa, the Caribbean, Latin America, the Middle East and South Asia on large-scale "starter communities (which we would like to offer here)" where residents can start with relatively small, affordable housing units, and enlarge these as their families grew. SvN have worked with newcomers from these countries coming to the GTA. Finally, SvN has designed and built a number of residences

for local and foreign students including the Pond Road Residence at York University, and a similar Residence at Brock University.

OBJECTIVE #2:

TO SUPPORT HOUSING EQUITY BY GEARING INCENTIVES SPECIFICALLY TOWARDS THE HOUSING NEEDS OF VULNERABLE POPULATIONS IN BRAMPTON.

SvN have engaged with - and provided housing for - households with mental health issues; indigenous populations both on and off reserve; the frail elderly; single older women and men, without families; homeless teenagers; newcomers who lack support from their larger, home-country communities; squatters who arrive in developing cities (in South Asia, the Middle-East, Africa and the Caribbean) with little or no forms of income or support; single-headed female-led households; refugees; and others. We have also accommodated different needs-groups in shared buildings. In addition, SvN have worked with the YWCA and a wide range of innovative, self-supportive for over 400-600 single women and women-led households; including indigenous women and women-of-colour. Our very first project housing project was the Jean Tweed Centre - the first residence for recovering women alcoholics in the GTA.

2.2 Project Scope

SvN and Parcel Non-Profit Housing (a Division of SvN) are both very conscious of the critical role that non-profit housing agencies play in the planning, design and construction of affordable housing. As a result, when we saw the EOI we made a deliberate decision to work in partnership with existing non-profit housing agencies in Brampton – to ensure that the forms of affordable housing that CHG may build, reinforce “What makes Brampton Brampton”. We’re not here simply to introduce successful models from other municipalities but rather to work closely with existing Housing Non-Profits to define, develop and operate their own models. We think that the “pilot Ideas” that might make most sense for Brampton include:

Single Room Occupancy Housing (SROs) which can provide affordable housing for not just single homeless men and women, but also incoming newcomers who arrive in advance of their families; elderly single men or women, living on their own; students from other parts of Canada or overseas, who are looking to move here on a long-term basis; and couples starting out. These buildings can also be designed to transform into more stable forms of family housing (see article on Evangel Hall in Appendix I)

Flexible and Incremental Housing forms that can accommodate a mix of smaller as well as family-size units along with a mix of incomes. SvN has designed prototypes on this form of housing (see 468 James North illustrations in Appendix II) specially to met the need for starter units for newcomers and others – that can change and grown over time. These forms housing can be provided in communities experiencing rapid growth such as will occur around the Major Transit Station Areas (MTSAs) located across Brampton. A Condominium model of this form can also provide for those seeking either affordable ownership or affordable rental – and/or a combination of the two (see 468 James North in Appendix II)

3.0 Proponents Declaration and Organizational Capacity + Services

Overview of Proposed “Catalyst Housing Group”

The Brampton-based non-profits who have agreed to join the “Catalyst Housing Group,” include the following organizations:

3.2.1 INDUS COMMUNITY SERVICES (www.induscs.ca) (Lead Agency and primary proponent)

Contacts:

Gurpreet S. Malhotra, CEO
gmalhotra@induscs.ca
Phone: 905-275-2369 x1242
Zofishan Hasan, Policy Analyst
zhasan@induscs.ca
3038 Hurontario Street, Suite 206
Mississauga, ON L5B 3B9

Services Offered in Bengali, Punjabi, Hindi, Urdu, Arabic and English:

Indus Community Services is an accredited, non-for-profit community benefit organization that has served local communities in Brampton for over 37 years. Indus is a leader in the provision of culturally appropriate services – including housing and daycare for newcomers, families, women and seniors. Our staff speak a variety of languages including Hindi, Punjabi, Tamil, Urdu, Bengali, Gujarati and Arabic. Their programs are inclusive, and welcome individuals of all faiths, gender, ethnicity, and sexual orientation. We will be there for you every step of the way to ensure newcomers transition as smoothly as possible in their journey of immigrating to Canada.

3.2.2 PUNJABI COMMUNITY HEALTH SERVICES (www.pchs4u.com)

Contact:

Baldev Mutta, CEO
baldev@pchs4u.com
Phone: [905-677-0889](tel:905-677-0889)
50 Sunny Meadow Blvd
Brampton ON L6R 0Y7

Punjabi Community Health Services (PCHS) has a mandate to provide health, settlement and social services to diverse communities in Greater Toronto Area. PCHS offers mental health and addictions, geriatric, settlement, child, youth and family services. PCHS also undertakes community development projects to build neighbourhoods and special projects like building community hubs to ensure greater collaboration and engagement.

Services Offered:

Settlement + Housing

Mental Health
Addictions
Better Families
Seniors Services

3.2.3 ROOTS COMMUNITY SERVICES (<https://rootscs.org>)

Contact:

Angela Carter, Executive Director
executivedirector@rootscs.org
416-433-1373
36 Queen Street East, Lower Level,
Brampton, ON L6V 1A2

Services Offered:

RootsCS strives to help build a vibrant region by inspiring individuals and families to lead healthy and well-balanced lives and become strong contributors within their various communities. With a focus on the Black, African and Caribbean Canadians, our programs are offered from a culturally- appropriate perspective and within an anti-oppression, anti-racism framework. Our programs are geared toward children aged 6 years to seniors well into their 90s. Roots has collaborated previously with others to solve housing problems. Black and Caribbean communities within the Region of Peel

3.2.4 BOYS & GIRLS CLUB PEEL (www.bgcpeel.org)

Contact:

Michael Gyovai, Exec. Director
mgyovai@bgcpeel.org
Phone: 905-712-1789 ext.101
Cell: 416-274-6277
247 McMurchy Avenue South,
Brampton, ON L6Y 1Z4

BGC Peel utilizes a respectful, inclusive and engaging approach to serving the community. Programs are developed to support children, youth and families in high need, low income communities across Peel Region. Services build confidence, self esteem and empower individuals to achieve their goals. In two local neighbourhoods in Brampton, BGC Peel offers a program that supports family members, strengthens the relationship between parents and children, improves physical literacy and better connects residents to their communities.

Services Provided:

Parenting workshops
Physical Literacy Activities
Support Groups
Information Regarding Available Resources

BGC Peel ensures that services respond to resident needs.

3.3 Associated Investors

The following groups have offered their services related to the financing, construction and/or operations of the pending Catalyst Housing Group:

3.3.1 KINGSETT CAPITAL (www.kingsettcapital.com)

Capital Partner

Contacts:

Jeff Thomas Group Head, Development

Katarina Gajic Director, Affordable Housing

The goal of the KingSett Affordable Housing LP is to provide stable risk weighted returns while delivering high quality affordable housing within Canada's core rental markets. The Fund will participate in joint ventures, ground up development, financing initiatives and other structures to address the escalating issue of housing affordability in Canada. King Sett and **Parcel Non-Profit Housing** (an affiliate of SvN Architects + Planners) will partner with residential developers on affordable Housing Pilot in Brampton.

3.3.2 KANAI DEVCON DESIGN-BUILD (<https://kanaidevcon.com>)

A design-build firms that focuses on affordable and non-profit housing.

Contacts:

Khalid Mughal President + CEO

Lulwa Kasawat Planner + Architect

30 Village Centre Place Suite, 105

Mississauga, Ontario, Canada

3.3.3 BRAMALEA CHRISTIAN FELLOWSHIP CHURCH (<https://bcfchurch.net>)

BCFC has provided non-profit housing previously and they are available to support other non-profits who may need assistance.

Contact:

Randy Neilson, Pastor

info@bcfchurch.net

Services:

To Engage People through acts of kindness, community involvement and special events.

BCF's Core Values are:

Life Change, Christ-Centered, Integrity, Generosity, Fun, Relevance, Authentic Relationships, Housing Elders.

In their own words, BCF Church has had the experience of builder housing for aging populations and they are happy to provide lessons from their own experience to other non-profits – whether they be Christian or not.

3.4 Overview of Proponent's Planning + Development Team

3.4.1 SVN Architects + Planners

SvN (see www.svn-ap.com) is one of Canada's premier integrated planning and design firms with a multidisciplinary team of architects, planners, urban designers and landscape architects engaged with the dynamic social, economic and environmental forces that define and govern where we live and work. Since our inception over 40 years ago, we continue to shape the built environment in regions, cities, and towns across Canada and worldwide. We've revitalized industrial waterfronts, developed many new forms of affordable housing, designed resilient neighbourhoods, and promoted rural and urban economic development. As an integrated full-service firm, we guide public- and private-sector projects from conception to implementation. We are unique in providing design-intensive services that resolve complex issues such as land-use regulations, regional infrastructure requirements, or community development. SvN's engages in applied research and advocacy in post-carbon design, social justice, housing and biodiversity.

SVN ARE MARKET LEADERS IN HOUSING AND MOBILITY.

As a design-focused practice, SvN believes transit corridors and mobility hubs should require the same kind of attention to design thinking as iconic cultural buildings, celebrated public parks and grand boulevards. We work with public-sector development agencies and private developers, leading them through the complexities of designing, building and owning housing projects. Our knowledge of the marketplace allows us to maximize public and private investments, unlock the development potential of underutilized sites, and minimize risk. SvN has worked in almost all the significant transit corridors across Toronto and the GTA. Our mobility practice area supports transit-oriented development by unlocking growth opportunities influenced by housing, community amenities, complete streets and designing for a public realm that encourages future growth and livability.

SVN'S APPROACH IS PEOPLE-FOCUSED.

We start by talking to people, listening to them and connecting with their concerns. A people-focused approach creates people-focused design solutions. Our process helps clients understand and appreciate the social context for every project, thereby increasing its success. The most challenging design issues are resolved through effective dialogue.

SVN BUILDS RELATIONSHIPS.

SvN builds successful relationships between communities, landowners, developers and the government to create a better city for all. We design meaningful community engagement processes that respect residents, providing them with a sense of agency and connection to their community. Building relationships includes helping clients forge creative partnerships that generate opportunities for projects and neighbourhoods. SvN has successfully built productive relationships with all of the partners forming the Catalyst Housing Group.

SERVICES: to be provided: **Architecture / Planning Approvals / Landscape + Urban Design / Public Engagement**

SVN TEAM STAFF:

Partner-in-Charge:	John van Nostrand
Senior Project Lead:	Aaron Budd
Public Engagement:	John van Nostrand + staff from the Catalyst NP Housing Group
Planning Approvals:	Anthony Greenberg
Urban Planning + Development:	Jonathan Tinney
Architecture + Renderings:	Sam Dufaux
Urban + Landscape Design:	Lina Al-Dijani

3.4.2 Element Five

<https://elementfive.co>
Manufacturer + Assembly of Timber / CLT Housing
67 Mowat Ave, Unit 114
Toronto, ON, Canada
M6K 3E3

LEAD STAFF:

Patrick Chouinard
VP Market Strategy and Corporate Communications

Lee Scott – P.Eng. LEED GA

Sales & Business Development Manager – Canada & USA
revolution, Element5 among them, see timber as the essential building material of the 21st century.

Concrete and steel production, upon which we have relied for the last 150 years to build cities, is the leading cause of the world’s current CO2 crisis. As the world rapidly approaches 9 billion people – three times what it was in a less than a single lifetime – our fragile planet is desperate for sustainable alternatives. The unifying vision of the those who drive the revolution, Element5 among them, see timber as the essential building material of the 21st century.

Element 5 is currently engineering and constructing 2, 4, 6, 8 and 12 Storey CLT affordable residences buildings across Central Ontario. They are the first major heavy-timber manufacturers to have constructed a full production line – which is based in St. Thomas, Ontario. Above all, they achieve Net Zero Carbon and high Passive Housing Standards.

3.5 Resources + Expertise Available to Fulfill the EOI Scope of Services

Our Team, led by the Catalyst Housing Group, has the collective resources and 40+ years of experience with engaging households that live at and above the poverty line – often along with persons in a range of incomes similar to the first six Deciles in Brampton (i.e. for households living on work fare or ODSP, through to those earning \$70,000 per annum (see Appendix II below) and more. The Catalyst Housing Group, including SvN Architects, have engaged with - and provided housing for - households with mental health issues; indigenous populations living both on and off reserve; the frail elderly; single older women and men, without families; homeless teenagers; newcomers who lack support from their larger, home-country communities; squatters who arrive in developing cities (in South Asia, the Middle-East, Africa and the Caribbean) with little or no income or support; single-headed female-led households; refugees; and others. We have also accommodated different needs-groups in shared buildings. SvN have worked with the YWCA over a period of 20 years on a wide range of innovative, supportive housing for over 400-600 single women and women-led households - including indigenous women and women-of-colour. Their very first housing project was the Jean Tweed Centre - the first residence for recovering women alcoholics in the GTA. We have all worked with newcomers and their families and are equipped to extend new forms of affordable housing to rapidly growing areas across Brampton and Peel. So, including our engineering sub-consultants we can affirm that we the full range of expertise needed to create the innovative new affordable housing forms that Brampton is looking for. New approaches are need in affordable housing – and the Catalyst Housing Group and SvN are confident that we can deliver them – working arm-in-arm with Brampton Housing.

4.0 Project Plan + Delivery

If awarded a Grant of \$1 million for Stage 2 of the Catalyst Housing Capital Project, we believe that we can deliver at least one 12 storey affordable housing residence to the point of development approvals within one year. If the City of Brampton can fast-track the project as affordable housing, we can certainly plan for more complex projects. A 4-storey CLT YWCA Residence (engineered by Element 5 with design input from SvN and comprising 41 units for women) was awarded (under CMHC’s Rapid Housing initiative) and fully completed and ready for occupancy in slightly less than a year. CLT Wood buildings can be erected in 30-40% less time than concrete buildings and they are below Net Zero and Passive, and look a lot “warmer” and more inviting.

4.1 Description of Project Proposal

As we have not landed on a specific site yet, it's a little difficult to describe a project yet. Notwithstanding. The Catalyst Housing Group is aware that Brampton is hoping we can develop this housing within its recently designated and approved Major Transit Station Areas (MTSA). It is likely that we will be building in the range of 8-12 storeys – which would deliver from 200 SRO units to say 100 Flexible Units. This could mean splitting the building into two or three different occupancies – which could be quite revolutionary.

4.2 Proposed Innovative Housing Design Criteria

In effect, we referred to our “innovative housing design criteria” in our “Vision” at the front end of this submission. The criteria are highlighted below:

To create **Net-Zero / High Level Passive (N-Z Passive) Housing Design** in order to reduce costs and to conform with changing provincial and municipal governments; working with innovative forms of manufacturing and on-site assembly (including Cross- Laminated Wood Panels) which reduce costs while achieving the highest possible standards of Net-Zero and Passive Housing.

To continue to innovate with low- (3-4 storeys), medium (5-8 storeys), and high-density (9-18 storeys and above) N-Z Passive housing forms that will **serve as prototypes (i.e. models for others to refine and copy)**.

To provide **housing forms that can adapt to changing housing needs** for most households (and in particular newcomers) - which are growing or downsizing over time. We will also build housing for a rapidly increasing proportion of our aging populations needs to take account of the fact that these will begin to be empty in another 10-20 years and will likely need to be altered to house younger, incoming populations.

To provide **housing that can accommodate a mix of incomes and diverse households** – in order to respond to inclusionary zoning and changing family types.

To provide **flexibility to accommodate a range of housing needs** – from SRO to family units - in common or shared building types, and similar units.

To provide for **home-based forms of work and increased local job opportunities** related to housing construction and renovations.

To provide resident **access to growing food, fresh air, outdoor and rooftop public space** and nearby parks – along with common meeting and shared kitchens.

To work with **established developers (King Sett and Medallion)** to achieve a mix of market and non-profit housing units.

To work closely with Brampton's Housing + Planning Departments to **encourage affordable housing to locate within - or near - Major Transportation Corridors and designated Major Transit Station Areas.**

4.3 Project Work Plan + Schedule + Budget

Included in the original PDF application.

4.4 Locations + Zoning

We have identified one possible preliminary site within the Bramalea Major Transit Area (owned by Medallion Properties) and we are currently negotiating with them. We would prefer a City-owned (or Other Public-Agency-Owned) Site, if that were available, as we would like **to lease it from the City or another public agency**, for 25 years (at least) which would obviously serve to extend its tenure up to Brampton's preferred amount, and reduce the land component of our overall project costs.

We are also prepared to team up with an existing developer who would agree to include a component of "Affordable Housing" in light of pending inclusionary zoning; or, to accommodate households earning total incomes - up to Decile 6 (i.e., \$115,000 per annum;) and a Maximum Affordable House Price of \$455,656; or, \$1686 rent per month.

We are also looking at a number of potential other sites located within – or close to one of Brampton's designated Major Transit Station Areas (MTSA). SvN has carried out extensive work on the pre-zoning of MTSA lands for a mix of higher-density uses. We first explored this idea in our work as planners and urban designers of "Eglinton Connects" as the new LRT is known. Currently we are leading the overall planning, zoning, design and public engagement on Metrolinx's Ontario Line which will run from Ontario Place to the Ontario Science Centre. There are lots of lessons we can bring to the Brampton Transit Corridors and Transit Station Areas. Collectively, our focus remains on the lower-income households who really need access to transit to get back and forth to work.

4.5 Grant Required from City

On the grant side, we would expect to include our Proposal for an appropriate site, through to our submission of an application for Official Plan Amendment and Rezoning, assuming both will be required. Based on our previous experience and assuming we are developing a tall building(s) and feel that that may well require a full grant of at least \$1 million, given estimated costs of:

- Liaison with relevant Brampton-based Non-Profit Housing Agencies
- Site Investigations Leading to Determination of Required Site
- Supply all relevant Municipal Documents (e.g. Survey, previous Applications, etc.)

- Determination of “Pilot Type (or Combination)”
- Determine Building and Housing Programs + No. and Types of Units
- Implement Public Engagement, including Meetings
- Planning (including Required Planning Studies)
- Architectural Drawings (up to at least Schematic Design)
- Costing + Affordability Determination
- Prepare + Submit Application for OPA and Rezoning

4.6 Additional Support Required from the City

We ask the City to support our Team on the following tasks:

- Allowing the “Catalyst Housing Group” to formalize their organization before August 15, including the possibility of removing existing – and/or adding additional Brampton based Non-Profit Housing Organizations, that we may not have connected with as yet
- Identifying publicly-owned lands that are suitable for the Innovative housing prototypes we are proposing to develop along Transportation Corridors or within Major Transit Station Areas
- Introducing us to private developers who have an interest in developing affordable housing alongside conventional condominium and or rental towers
- Identifying other EOI submissions that might be prepared to discuss collaborating with us, or any other agencies in the City - especially those seeking student housing and/or housing for new immigrant tech personal who may be offered jobs in Brampton; and / or those addressing the needs of persons working at minimum or living wage jobs; and/or those being released or relocated from existing Shelters located in Brampton or Peel
- Employing measures that would lead to a faster-tracking of Development Approvals

5.0 Project Feasibility

Given our housing experience over the last 40 years – both here and overseas, Catalyst Housing Group in partnership with SvN Architects believes that the **Brampton Housing - Catalyst Capital Project** could be feasible - after the Phase 2 work has been completed – within the next year or so.

6.0 Project References

HARPO

Ray Ferri, Apple Grower (rayferri@huttonville.com)

Or

David Bianchi (who farms on Winston Churchill) overlooking the Credit River

EVANGEL HALL SRO: Ainsley Chapman, Executive Director (416.504.3563)

YWCA TORONTO: Heather McGregor, Chief Executive Officer ywcatoronto.org (416.961.8100)

FRED VICTOR MISSION: Keith Hambly CEO (khambly@fredvictor.org) (416.364-8228)

7.1 MANDATORY CRITERIA

Our proposed approach to the delivery of innovative new forms of affordable housing will aligns directly with the objectives stated “Housing Brampton’s” call for this Expression of Interest.

We confirm that Indus Community Services is a bona fide Non-Profit organization which is submitting this proposal on behalf of the pending “Catalyst Housing Group” which includes the following other Non-Profit agencies.

- Punjabi Community Health Services
- Roots Community Services
- Boys and Girls Club Peel
- Bramalea Christian Fellowship Church

Before August 15, 2022, The Group will sign an agreement between that will provide an explanation setting out what share of the proposal will be owned by each Partner. The Group also acknowledges that the City

The grant or income payable to employees of the “Catalyst Housing Group” (“The Group”). Indus or any of the following Non-Profits which intend to work collaboratively as the “Catalyst Housing Group” (“The Group”):

Each of these five (5) entities has served as a bona fide non-profit organization for at least the last five (5) years. In other words, the pending Catalyst Housing Group’s Project(s) (“The Project”) will be managed and operated by non-profit organizations with five (5) years minimum experience.

We understand that the City of Brampton may, at its discretion, require satisfactory documentation from any or all of these Non-Profit agencies our indeed operating as non-profit agencies.

The “Catalyst Housing Group Project(s) will explore innovative operating models, financing options, partnerships between different types of stakeholders in the design and new approaches to the planning, design, construction and overall implementation on an innovative, non-profit housing project.

Project target populations will include elderly, newcomer, student, lone-parent, veteran, indigenous, and other households in need – comprising singles, couples, small families, large families and other sorts of households that are found living in Brampton. The Project will ensure that the incomes of each and every household will fall within affordability thresholds located in Deciles 1 to 6, as defined in the City’s EOI, Section 6.

The only variation on this, may be requested of the City where there is need to cross-subsidize the costs of non-profit housing with market rents and/or sales - on say, a portion of the dwelling units within The Project.

Any Project developed by the pending Catalyst Housing Group will remain affordable for 25 years. Moreover, The Project will be located within the geographic boundary of the City of Brampton.

7.2 **PREFERRED CRITERIA**

The Group will give preference to the following “preferred criteria” to be considered and adopted in the planning and design stages of the Project:

PROJECT LOCATION + PROXIMITY TO SERVICES

The Group will ensure that the Project is located within walking distance of basic community services (such as Child Care; Elementary + Secondary Schools; Parks and Recreation and Community Centres; Places of Worship, public libraries and such other services as may be required by the City. If such services are not within either within walking or school-bus radius of the Project, the Group will make every effort to ensure that vacant, appropriately-located sites are identified within the planning component of the Project.

The same applies to Shopping areas, health facilities, cultural facilities, and other services that may emerge during the planning period.

UNIVERSAL ACCESSIBILITY:

The Group will make its best effort to ensure that every effort will be made to render the Project, include a required number of dwelling units, universally accessible.

CULTURALLY-APPROPRIATE DESIGN:

The Group will make its best efforts to ensure that those parts of The Project - as may be deemed by The Group, and culturally- appropriately design to match the occupant’s culture(s).

MODULAR + MANUFACTURED:

The Group will ensure that the Project will be constructed to Net-Zero/ Passive House standards - in conformance with municipal and regional requirements - and that the Project will maximize the incorporation of modular, pre-fabricated and/or manufactured construction technologies (most likely using Timber-CLT structures as manufactured by Element Five or an equivalent firm, wherever applicable under selected project scope.

LOCATION:

The Group will make every effort to ensure that The Project is located within Brampton’s designated Nodes and Corridors (as per Schedule 1 and 1a of the City’s Official Plan) and/or within the City’s designated Major Transit Station Areas (MTSAs)

MODEL PROJECTS:

The Group will make every effort to ensure that the Project can serve as a model for other similar sites that may be developed over the next decade or so.

A

Appendices

i

Curriculum Vitae

John van Nostrand

BArch, OAA, FRAIC, FCIP

Principal

jvannostrand@svn-ap.com
416-907-7224



Employment History

2015–Present

Principal, *Parcel Developments*

1999–Present

Principal, *SvN Architects + Planners*

2004–2015

Principal, *rePlan*

1999–2009

Principal, *architectsAlliance*

1993–1999

Principal, *van Nostrand Hanson DiCastris Architects*

1983–1993

Principal, *J. van Nostrand Architect + Planner*

Principal, *Garwood-Jones van Nostrand Architects*

1978–1983

Principal, *J. van Nostrand Associates*

1974–1983, Assistant / Adjunct

Professor of Architecture,
University of Toronto

Qualifications

1972, Bachelor of Architecture,
University of Toronto

Professional Associations

Fellow, *Canadian Institute of Planners*

Fellow, *Royal Architectural Institute of Canada*

Member, *Ontario Association of Architects*

Member, *Alberta Association of Architects*

John founded SvN Architects + Planners in 1978. SvN and its previous iterations, architectsAlliance, planningAlliance and rePlan, have focused on infrastructure and housing in the broadest sense, and worked simultaneously in Canada and other countries in Africa and Latin America. Our expertise includes social, economic and physical infrastructures built at national, regional, district, and local scales, and housing design for squatter communities, refugee camps, mine sites, and for emerging or re-emerging parts of cities. As our colleague Antoine Grumbach said, John works on “the endless incompleteness of the city.” In turn, this has required endless research and engagement in order to accommodate the anthropologies of change. John has been recognized with national and international awards, including the Jane Jacobs “Ideas That Matter” award.

In 2015 John founded Parcel Developments which is developing condominiums for lower and middle income households across the Greater Golden Horseshoe.

Selected Project Experience

- 2019**
 - Seaton Plans of Subdivision - Toronto, ON
 - 468–76 James North - Hamilton, ON
 - 41–61 Wilson Street Approvals - Hamilton, ON
 - Transitional Temporary Housing - Toronto, Hamilton, ON
- 2018**
 - 8 James Street, North Condominiums, Hamilton, ON
- 2017**
 - Dundas BRT & Hurontario LRT Corridor Plans & Urban Design - Hamilton, Brampton, Mississauga ON
 - City of Hamilton Tall Building Guidelines - Hamilton, ON
- 2016**
 - Peterborough Housing Study and Portfolio Review - Peterborough, ON
 - Hearst & Constance Lake FN Mining Readiness - Ontario
 - Eabametoong FN Regional Planning + Housing Design - Mattawa, ON
 - Critique of Draft 2016 Growth Plan - Ontario
- 2015**
 - West Harbour Intensification Project and Investment Guide - Hamilton, ON
 - Billy Bishop Toronto City Airport, Built Environment Scope EA - Toronto, ON
 - Rosewood Park Neighbourhood Plan - Regina, SK
 - Dundas Connects Corridor Plan and Urban Design - Mississauga, ON
- 2014**
 - Rainy River Worker Housing – Rainy River, ON
 - Intermunicipal Development Plan & Area Structure Plan – Lac Ste. Anne, AB
 - Municipal Development Plan and Land Use Bylaw Update – Westlock, AB
- 2013**
 - Eglinton Connects Corridor Plan & Urban Design - Toronto, ON
 - Six Points Interchange Reconfiguration - Etobicoke, ON
 - Regina Official Community Plan – Regina, SK
 - Iqaluit Inuit-Owned-Lands Development Plan, Qikiqtaluuk Corporation – Nunavut
 - Affordable Housing Prototypes, Cochrane District Social Services Board – Ontario
 - Church of the Ascension Reconstruction – Hamilton, ON
 - Hollinger Mine Redevelopment – Timmins, ON

John van Nostrand
Principal

- 2012**
 - Oyu Tolgoi Mine Town and Business Park – South Gobi, MN
 - Port Lands Acceleration Initiative – Toronto, ON
 - Sabodala Gold Mine Strategic Development Plan – Kedougou Region, MN
 - Thompson + Region Economic Diversification Plan – Thompson, MN
- 2011**
 - 2015 Pan/Parapan American Games Athletes Village DBFM – Toronto, ON
 - Innovation Durham Market and Smart Hub – Whitby, Oshawa, ON
 - Seaton Neighbourhoods - Draft Plans of Subdivision – Pickering, ON
 - YWCA Elm Street Centre – Toronto, ON
- 2010**
 - Comprehensive Regional Infrastructure Sustainability Plan – Athabasca and Cold Lake Oil Sands Areas, AB
 - Whitby Official Plan Review, Intensification Strategy and Secondary Plan – Whitby, ON
 - Kashechewan Capital Plan Study – Kashechewan First Nation, ON
 - Growth Plan for Northern Ontario – Ontario
- 2009**
 - 2015 Pan American Games Athletes Village – Toronto, ON
 - Mayor's Tower Renewal Project – Toronto, ON
 - Hamilton Psych Hospital Optimal Use Report - Hamilton, ON
 - Intensification Plan and Sustainable Community Plan - Whitby, ON
 - Wynn Properties Mixed-Use Development - Toronto, ON
 - Kipling Mobility Hub - Metrolinx - Toronto, ON
- 2008**
 - Lawrence-Allen Revitalization Project - Toronto, ON
 - Downsview Secondary Plan - Toronto, ON
 - Development Plan for Seaton - Toronto, ON
 - Oshawa Kedron Secondary Plan - Oshawa, ON
 - Guelph Growth Management Plan - Guelph, ON
 - Whitby Psychiatric Hospital Land Use Plan - Whitby, ON
 - Hearst Community Improvement Plan - Hearst, ON
- 2007**
 - Western Waterfront Master Plan - Toronto, ON
 - London Psychiatric Hospital Land Use Plan (ORC) - London, ON
 - Burlington GO Station Intensification - Burlington, ON
 - Bloor Street Transformation - Toronto, ON
- 2006**
 - Amman Master Plan - Amman, JO
 - Union Station Precinct Master Plan - Toronto, ON
 - Evangel Hall Single Occupancy Residences - Toronto, ON
 - Evergreen at the Brick Works Master Plan - Toronto, ON
 - Kortright Centre Living Centre Sustainable Redesign - Toronto, ON
- 2005**
 - YWCA Elm Centre, Residences and Head Office - Toronto, ON
 - Places to Grow Growth Plan for the Greater Golden Horseshoe - Southern Ontario
 - Central Pickering Development Plan - Pickering, ON
 - Downtown Yonge Street Business Improvement Area - Toronto, ON
- 2004**
 - Sheguiandah FN Living Heritage Centre - Manitoulin Island, ON
- 2000**
 - Toronto Waterfront Revitalization Task Force - Toronto, ON
 - Fort Erie Gateway Master Plan - Fort Erie, ON
- 1999**
 - Toronto Olympic Athlete Village 2008 - Toronto, ON
 - Allen-Sheppard Urban Design Study - Toronto, ON
- 1998**
 - Bloor Street Transformation - Toronto, ON
- 1997**
 - St. George Street Revitalization - Toronto, ON
 - Timmins Gold Mine Tourism Study - Timmins, ON

Aaron Budd

MSc, BTech, AIA, LEED AP

**Director,
Regenerative Practice**

abudd@svn-ap.com

Employment History

2022-Present

Director, Regenerative Practice
SvN Architects + Planners

2020-2022

Senior Associate,
SvN Architects + Planners

2016-2020

Director,
studioBUDD inc.

2012-2015

Senior Designer,
SvN Architects + Planners

2011-2012

Environmental Designer,
Foster + Partners

2007-2009

Senior Designer,
Croxtton Collaborative Architects

2005-2007, 2009

Designer,
SvN, formerly *planningAlliance*

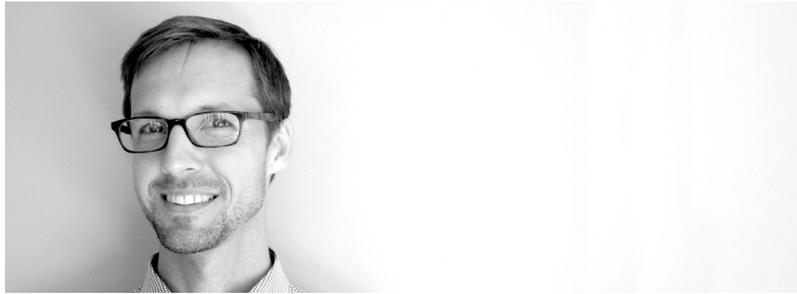
2000-2005

Architect,
Quadrangle Architects

Qualifications

Master of Sustainable Environmental
Design, *Architectural Association*

Bachelor of Architectural Science,
Ryerson University



Aaron is a creative thinker, pragmatic designer and environmental champion. He has over 20 years of architecture, planning and sustainability consulting experience on a diverse range of projects. His approach bridges architectural design with environmental analysis and technical knowledge to deliver climate positive design solutions.

He leads SvN's Regenerative Practice that considers how architecture and urban environments can co-evolve with natural systems. The Regenerative Practice deeply integrates SvN's architects, landscape architects, planners and urban designers in the design process to develop zero-carbon, circular and resilient communities.

Aaron started his career in Toronto with Quadrangle Architects before a string of global moves that took him to Ghana, Indonesia, Philippines, France and includes working in the offices of Randolph Croxtton in New York City and Foster+Partners in London.

Selected Project Experience

- 2020-** - Ontario Line Transit Oriented Communities - Toronto ON
- present** - Keeseekoose First Nation Master Plan - Regina SK
- New Mimico Master Plan - Toronto ON
- Penny's Motel - Thornbury ON
- Salinas Concept Plan - Bahamas
- The Woolverton Mixed-Use Development - Grimsby ON
- 180 Bloor Office Fit Out - Toronto ON
- 2016-** - Farquharson Life Sciences Building with NXL Architects - Toronto ON*
- 2020** - Mid-Rise Condominium with RAW Design - Toronto, ON*
- Sabodala Resettlement Master Plan & Housing with ERM - Senegal*
- Farim Phosphate Mine Housing with ERM - Guinea Bissau*
- Banfora Gold Resettlement Project with ERM - Burkina Faso*
- Private Residence with SvN - Ontario*
- Worker Housing Strategy for a high-end island resort - Philippines*
- Restaurant Interiors with Caroline Spigelski Architect - Toronto, ON*
- TCHC Social Housing with RAW Design - Toronto, ON*
- 2012-** - Downtown Toronto Honda Site Redevelopment concepts - Canada
- 2015** - Koltsovo Master Plan - Russia
- Novosibirsk Concept Plan - Russia
- Timmins Affordable Housing Development - Canada
- OLAM Worker Housing - Gabon
- Bonnie Doon Master Plan - Canada
- Port Edward Workforce Village - Canada
- British Red Cross Urban and Shelter Project Evaluation - Haiti
- Humanitarian Coalition Typhoon Haiyan Review - Philippines
- Taranga, Regional Development Strategy - Senegal
- Kabanga Resettlement Project - Tanzania
- Lumwana Resettlement Housing Study - Zambia
- Flood Resistant Shelter Project - South Sudan

Aaron Budd**Director,
Regenerative Practice**

- 2011-** - Hongqiao Office and Retail Complex - Shanghai, China***
- 2012** - Lusail Plaza Master Plan - Qatar***
- Rosario Mixed-Use Masterplan - Argentina***
- Shanghai Bund Mixed-Use Office Towers - China***
- Apple Cupertino Campus - USA***

- 2007-** - Center for Advanced Environmental Research Laboratory - Beacon, USA^
- 2009** - Mount Hope Community Center - Bronx, NY, USA^
- High Performance Office Building Design Guidelines, Vornado Realty - Bronx, NY, USA^
- Sustainable Exemplar Fit-Out Office Space for Vornado Realty - New York, NY, USA^

- 2005-** - Resident Architect for new school design, Ahafo Resettlement Project - Ghana
- 2007,** - Project Manager and Architect for new housing development - Canada
- 2009** - Tsunami Relief Housing Project - Indonesia
- Urban Designer for new growth areas, The Amman Metropolitan Growth Plan - Jordan

- 2000-** - Downtown BMW dealership - Toronto, ON^^^
- 2005** - CityGate condominiums - Mississauga, ON^^^
- Marriott Hotels, 3 locations in the GTA - ON^^^
- Much Music shooting environment - Toronto, ON^^^

* With studioBUDD

*** With Foster + Partners

^ With Croxton Collaborative Architects

^^^ With Quadrangle Architects

Jonathan Tinney

MA, BA

Principal

jtinney@svn-ap.com



Employment History

2021–Present

Planner, *SvN Architects + Planners*

2019–2021

Principal, *Stantec Consulting Ltd.*

2015–2019

Chief Planner, *City of Victoria*

2011–2015, 2019

Principal, *AECOM Canada Ltd.*

2008–2011

Director of Development,
SFU Community Trust

2003–2008

Senior Consultant, *Harris Consulting*

Qualifications

2004, Master of Arts (Planning),
University of British Columbia

2002, Bachelor of Arts,
Queen's University

Professional Associations

Registered Member, Canadian Institute
of Planners

Registered Professional Planner,
Ontario Professional Planners Institute

With more than 18 years of experience as an urban planner and land economist, Jonathan Tinney has spent a career supporting his public and private sector clients in innovative planning that moves their vision toward reality. Jonathan leads a range of planning and design-related projects at SvN primarily focused on urban policy, development economics and TOD with an eye to leveraging projects to maximize public benefit in concert with private return on investment.

Prior to joining SvN, Jonathan served as the Chief Planner for the City of Victoria, BC, where he led a range of projects aimed supporting Victoria's goal to be the most vibrant and equitable mid-sized city in Canada.

Jonathan has also held a leadership role overseeing the development of UniverCity (an award-winning, sustainable community adjacent to Simon Fraser University) along with prior consulting roles that have given him a broad range of experience in various aspects of urban development, transit project implementation, land use planning and public engagement. Jonathan is active with the Urban Land Institute and Lambda Alpha. He has also presented as a guest lecturer at universities in Canada, the UK, Denmark and China on topics such as the economics of city building, sustainable community development and affordable housing.

Selected Project Experience

- 2021**
 - Richmond Hill Official Plan Visioning - Richmond Hill, ON
 - Growth Funding Toolkit - Hamilton, ON; New Zealand
 - Michener Park Masterplan - Edmonton, AB
 - Moosonee Hospital Redevelopment Technical Advisory Services - Moosonee/Moose Factory, ON
 - Kipling Station Redevelopment - Toronto, ON
 - Highest and Best Use Studies for Surplus and TOD Sites - Greater Toronto Area, ON
 - Hospital Site Redevelopment Analysis - Greater Toronto Area, ON
 - Welland Hospital Site Redevelopment Masterplan - Welland, ON
- 2020**
 - Hurontario LRT Technical Advisory Services - Mississauga/Brampton, ON
 - St. Lawrence Seaway Lands Strategy - Ontario
 - Prudhomme's Landing Masterplan - Lincoln, ON
 - Markham Mount Joy Secondary Plan - Markham, ON
 - Review of Bruce County Land Use Planning Division - Bruce County, ON
 - South Niagara Hospital Technical Advisory Services - Niagara Falls, ON
- 2019**
 - Smithville Master Community Plan - West Lincoln, ON
 - Southeast Courtice Secondary Plan - Clarington, ON
 - Scarborough Town Centre Subway Station Site Plan Approval - Toronto, ON
 - Bloor-Yonge Station Revitalization - Toronto, ON
 - Old Town Design Guidelines - Victoria, BC
 - Market Rental Revitalization Strategy - Victoria, BC
- 2018**
 - Climate Leadership Plan - Victoria, BC
 - Ship Point Masterplan - Victoria, BC
 - Firehall #1 Development Strategy - Victoria, BC
 - Downtown Public Realm Plan and Wayfinding Strategy - Victoria, BC

Jonathan Tinney

Planner

- 2017**
 - Downtown Employment and Commercial Study - Victoria, BC
 - Housing Affordability Strategy - Victoria, BC
 - Docksider Green Market Repositioning - Victoria, BC
 - Fairfield Neighborhood Plan - Victoria, BC
 - Johnson Street Bridge Public Realm Improvement Plan - Victoria, BC
- 2016**
 - Victoria Bike Master Plan Implementation - Victoria, BC
 - Downtown Zoning Bylaw Update - Victoria, BC
 - Public Works Yard Workplace Assessment and Masterplan - Victoria, BC
 - Victoria West Neighbourhood Plan - Victoria, BC
 - Gonzales Neighbourhood Plan - Victoria, BC
- 2015**
 - Burnside Gorge Neighbourhood Plan - Victoria, BC
 - Rock Bay Industrial Area Revitalization Strategy - Victoria, BC
 - Commercial-Broadway Skytrain Station Expansion - Vancouver, BC
 - Transit Funding Toolkit - Calgary, AB
 - Houma Materials Handling and Training Facility Masterplan - Houma, USA
 - Port Edward Workforce Village Masterplan - Port Renfrew, BC
 - Royal Jubilee Hospital Campus Master Plan - Victoria, BC
 - Sicogon Island Masterplan - Panay, Philippines
- 2014**
 - Big Move Implementation Revenue Toolkit - Greater Toronto Area, ON
 - Partington Creek Master Plan - Coquitlam, BC
 - Kitimat Worker Village Masterplan - Kitimat, BC
 - Albion Village Masterplan - Fort McMurray, AB
 - Partington Creek Village Centre Retail and Housing Market Assessment - Coquitlam, BC
 - Alberta Research Park Masterplan - Edmonton, AB
 - Porac Town Centre Masterplan - Metro, Manila, Philippines
- 2013**
 - Campus and Urban Integration Masterplan - Winnipeg, MB
 - City Centre Urban Design Guidelines - Calgary, AB
 - Phibbs Bus Exchange Facility and Urban Design Plan - North Vancouver, BC
 - Yas Island Masterplan Update - Yas Island, Abu Dhabi, United Arab Emirates
 - VGH Urban Integration and Heliport Study - Vancouver, BC
- 2012**
 - Planning Division Strategic Plan - Toronto, ON
 - Community and Neighbourhood Plan - Langley, BC
 - Coopertown Sustainable Community Plan - Regina, SK
- 2011**
 - Capilano University Campus Conceptual Development Plan - North Vancouver, BC
 - West Clayton Neighbourhood Concept Plan Energy Policy and Analysis - Surrey, BC
 - Chinatown Revitalization Strategy - Vancouver, BC
 - Port of Prince Rupert 2020 Land Use Plan - Prince Rupert, BC
 - Lougheed Corridor Employment Area Land Use Study - Pitt Meadows, BC
- 2010**
 - Sustainability Planning for UniverCity on Burnaby Mountain - Burnaby, BC
 - UniverCity Development Strategy and Management - Burnaby, BC
 - Burnaby Mountain Transit Hub and TOD Masterplan - Burnaby, BC
 - Burnaby Mountain Gondola Business Case - Burnaby, BC
- 2003–**
 - Canada Line Rapid Transit Urban Integration Planning - Richmond, BC
- 2009**
 - Downtown Office Competitiveness Strategy - Toronto, ON
 - Urban Design Background Studies - Calgary, AB; Toronto, ON; Coquitlam and Chilliwack, BC
 - Employment Land Strategies - Mississauga, ON; Richmond, BC; Edmonton and Calgary, AB
 - Redevelopment Strategies - Edmonton, AB; Surrey, Prince George, Kamloops, BC; and Halifax, NS

Sam Dufaux

MS, BArch

Principal

sdufaux@svn-ap.com
416-583-1508



Employment History

2019–Present

Principal, *SvN Architects + Planners*

2018–2019

Design Director,
SvN Architects + Planners

2017–Present

Assistant Professor, Teaching Stream,
University of Toronto

2006–2016

Associate Principal, *WORKac*

2016

Research Fellow,
Columbia University GSAPP

2009–2013

Teaching Assistant,
Columbia University GSAPP

2004

Architect, *nArchitects*

Qualifications

2005, Master of Science in Advanced Architectural Design, *Columbia University, NY*

1999, Bachelor of Architecture, *Haute école d'ingénierie et d'architecture, Fribourg Switzerland*

2008, Fellow, *Akademie Schloss Solitude, Stuttgart, Germany*

Memberships:

2021, OAA Sustainable Built Environment Committee (SBEC)

Canadian Architects Declare Committee

Sam Dufaux is a Principal at SvN. Prior to SvN, he was an Associate Principal at WORKac in New York City, where, for 10 years, he led many of the firm's built projects, public works, commercial and residential projects. Sam currently leads key firm projects and research across all scales with a focus on the integration of architecture, landscape and ecological systems for a post-carbon world. He received his Master's degree from Columbia University in New York after earning his Bachelor of Architecture degree in Switzerland, where he is a licensed architect. Sam is currently an Assistant Professor, Teaching Stream at the John H. Daniels Faculty of Architecture, Landscape, and Design at the University of Toronto and has taught at Columbia University.

Selected Project Experience

- 2020**
 - Kinda Master Plan - Cairo, Egypt
 - Hillcrest Mixed-Use Development - Mississauga, ON
 - Rio Blanco Master Plan - Mexico
- 2019**
 - SmartCentres Sherway Master Plan - Toronto, ON
 - St. Julian of Norwich Master Plan (Competition Winner) - Ottawa, ON
 - 409 Huron Street Student Residence - Toronto, ON
 - 3803 Dundas Street West Development - Toronto, ON
 - Destructor Park Master Plan / Adaptive Re-use (Competition Winner) - Toronto, ON
- 2018**
 - SEHC Seniors' Residence Prototype - Toronto, ON
 - Dakar Academy Master Plan - Dakar, SN
 - 385 The West Mall, Multi-Generational Community- Toronto, ON
 - 160 John Street Office Addition- Toronto, ON
- 2006–2016***
 - Kew Gardens Hills Library - Queens, NY
 - Edible Schoolyard at PS216 & PS7 - Brooklyn, & East Harlem, NY
 - Miami Museum Garage - Miami, FL
 - Children's Museum of the Arts - New York, NY
 - ISSUE Project Room, Avant-Garde Music Performance Space - Brooklyn, NY
 - Stealth Building, 93 Reade St - New York, NY
 - 88 Wyckoff Residence - Brooklyn, NY
 - White St Loft - New York, NYW
 - Wieden+Kennedy NY Offices - New York, NY
 - Anthropologie Store - Dos Lagos, CA
 - New Holland Island Cultural Masterplan (Competition Winner) - St. Petersburg, Russia
 - Nature City, "Foreclosed: Re-Housing the American Dream" Exhibition at MoMA - New York,
 - Pingshan Masterplan - China
 - P.F.1. Public Farm 1 at P.S.1 Contemporary Art Center - Long Island City, NY
 - New Ark, Mega-Agropolis - Newark, NJ
 - 49Cities, Research Book and Exhibitions

* With *WORK Architecture Company*

Sam Dufaux
Principal**Selected Awards and Recognition with WORKac**

- 2018** - AIA NY Merit Architecture Award – Kew Gardens Hills Library, Queens
- 2017** - AIA NY Merit Architecture Award – Stealth Building, Reade
- AIA New York State Firm of the Year
- 2015** - Award for Excellence in Design – New York City Public Design Commission –
Issue Project Room
- ‘Building of the Year’ – Arch Daily Website – Wieden+Kennedy Offices
- 2014** - ‘Best of Year’ Award – Interior Design Magazine – Wieden+Kennedy Offices
- AIA New York State Design Citation – Edible Schoolyard at P.S. 216
- MASTerworks Award – Best Green Design Initiative, Municipal Arts Society –
Edible Schoolyard at P.S.216
- AIA NY Merit Interior Architecture Award – Wieden+Kennedy Offices
- 2013** - AIA NY Merit Interior Architecture Award – Children’s Museum of the Arts
- AIA NY Merit Award for Urban Design – New Holland Island
- 2010** - Award for Excellence in Design – New York City Public Design Commission –
Kew Gardens Hills Library
- 2009** - AIA NY State Merit Award for Architecture – Public Farm 1
- 2008** - AIA NY Chapter Merit Interior Architecture Award – Anthropologie Dos Lagos
- Young Architects Program, MoMA/PS1 Contemporary Art Center

Lina Al-Dajani

MLA, BES (Hons), MCIP, RPP, CSLA, OALA

Senior Associate, Planning and Urban Design

lal-dajani@svn-ap.com
416-583-1578



Employment History

2021-Present

Senior Associate
SvN Architects + Planners

2019-2021

Associate
SvN Architects + Planners

2016-2019

Associate
The MBTW Group

2014-2016

Project Manager
The MBTW Group

2013-2014

Urban Designer / Planner
The MBTW Group

2012-2013

Landscape Architecture and Design Intern
The MBTW Group

2008-2012

Urban Design Intern
Urban Strategies

2009

Urban Design Intern
TAK International

Qualifications

2013, Master of Landscape Architecture, *University of Toronto*

2010, Bachelor of Environmental Studies (Hons.) Urban Planning, *University of Waterloo*

2009, Planning in the United Kingdom, *Oxford Brookes University*

Lina is a Senior Associate at SvN with over ten years of experience in planning and urban design. She is a registered professional planner and licensed landscape architect, and applies both lenses to her work. Her approach is rooted in a listen first mentality, connecting with clients and community to better understand their aspirations and needs. Lina is able to translate this understanding into a clear and simple narrative that frames the project in a way that is accessible to diverse audiences, promoting collaboration and contributing to thriving and equitable communities.

Working in both the private and public sectors, Lina's areas of expertise include master planning, community engagement, urban design guidelines, policy review, and large-scale infill developments. Among her many responsibilities at SvN, Lina was the Project Lead on the Trent Lands and Nature Areas Plan and is the Project Manager and planner for the 53-acre Shoppers World Brampton Redevelopment. For both projects, Lina has worked very closely with the client and multi-disciplinary project team, taking a proactive approach to realize intended design visions and growth strategies. Lina's approach thoughtfully integrates the natural and built environments, and applies early and continued public and stakeholder engagement and communication as a critical driver to fostering strong relationships and securing buy-in throughout the project phases.

In addition to her project work, Lina is the Chair of the Canadian Society of Landscape Architects Justice, Equity, Diversity and Inclusion (JEDI) Task Force, and she leads the SvN JEDI Research Group. She believes that as planners and designers, we play a critical role in ensuring that our communities are inclusive, and is actively seeking ways in which we can improve our work process and project outcomes to secure a diverse and equitable future.

Selected Project Experience

- 2021**
 - Shoppers World Brampton (Phasing and Draft Plan of Subdivision) – Brampton, ON
 - ORCA Development – Toronto, ON
 - Sumach Artsplace – Toronto, ON
 - 43 Junction – Toronto, ON
 - 200 Gateway – Toronto, ON
- 2020**
 - Trent Lands and Nature Areas Plan, Trent University – Peterborough, ON
 - Shoppers World Brampton Redevelopment, (Master Plan and Development Applications) – Brampton, ON
- 2019**
 - North Village Secondary Plan, Clarington, ON
 - Bowmanville East Urban Centre Secondary Plan – Clarington, ON
 - Trent Lands and Nature Areas Plan, Trent University – Peterborough, ON
 - Shoppers World Brampton Redevelopment, (Master Plan and Development Applications) – Brampton, ON
 - Newmarket Neighbourhoods Official Plan Amendment – Newmarket, ON
 - Newcastle North Village Secondary Plan – Clarington, ON
 - 250 Old Kennedy Road – Markham, ON
- 2018**
 - 4631 Steeles Avenue East Planning & Urban Design – Scarborough, ON*
 - 229 Wellington Street (Vision 74) Planning Rationale – Sarnia, ON*

Lina Al-Dajani

Senior Associate, Planning and Urban Design

Professional Associations

Member, *Canadian Institute of Planners*

Registered Professional Planner,
Ontario Professional Planners Institute

Full Member, *Canadian Society of Landscape Architects*

Full Member, *Ontario Association of Landscape Architects*

Volunteer Positions

2021-present

Chair of the CSLA Justice, Equity, Diversity and Inclusion Task Force

- Eglinton & Brentcliffe (Zentil) Planning & Urban Design – Toronto, ON*
 - 149 Huron Street Planning – London, ON*
 - Randwood Estates (144 & 176 John Street East) Visual Impact Assessment – Niagara-on-the-Lake, ON*
- 2017**
- 573-585 Colborne Street East Planning & Urban Design – Brantford, ON*
 - Preservation of Rural Character & Infill Policy Review – Caledon, ON*
 - Lawrence Heights, North-East District Urban Design Guidelines – Toronto, ON*
 - Lakeside Residence, Zoning Bylaw Amendment – Goderich, ON*
 - Robinson Glen, Future Urban Area, Community Design Plan – Markham, ON*
 - Angus Glen North, Future Urban Area, Community Design Plan – Markham, ON*
 - Queen Street East and Berkeley Urban Design Expertise – Toronto, ON*
 - 329-331 Richmond Street (Youth Opportunities) Planning – London, ON*
 - Wellness Centre Development Concepts – Middlesex Centre, ON*
- 2016**
- Prince Edward County Streetscape & Facade Design Guidelines – Prince Edward County, ON*
 - Caledon Comprehensive Town-Wide Design Guidelines – Caledon, ON*
 - David Dunlap Observatory, Zoning Bylaw Amendment (Corsica) – Richmond Hill, ON*
 - Eden Oak (Creditview Heights) Urban & Architectural Design Guidelines – Halton Hills, ON*
 - Mud Creek Realignment and Restoration – London, ON*
- 2015**
- York Downs Redevelopment Community Design Plan – Markham, ON*
 - Windfields Urban Design Guidelines (RioCan & Tribute Communities) – Oshawa, ON*
 - Highland Gate Golf Course Redevelopment Design Guidance – Aurora, ON*
 - 9825 Yonge Street Urban Design – Richmond Hill, ON*
 - 15342 Yonge Street Heritage Impact Assessment – Aurora, ON*
- 2014**
- 20 Wellington Street East, Heritage Impact Assessment – Aurora, ON*
 - Block 47-1 and 47-2 Community Design Guidelines – Brampton, ON*
 - 45 Tyler Street Urban Design Guidelines (Kerbel Group) – Aurora, ON*
 - The Shergar Lands – Windsor, ON*
 - Friday Harbour Urban Design – Innisfil, ON*
 - Seaton Visioning & Design Guidelines (Metrus Development) – Pickering, ON*
- 2012**
- Adidas Headquarters – Vaughan, ON*
 - Taboo Resort, Waterfront Re-Design (Great Gulf) – Gravenhurst, ON*
 - Avalon, New Community Design (Empire) – Caledonia, ON*
 - North Leslie Urban Design Guidelines & Public Open Space and Parks Master Plan – Richmond Hill, ON*
 - Dantonbury Urban Design Guidelines (Tribute Communities) – Oshawa, ON*
 - Block 59 Employment Lands Urban Design Guidelines – Vaughan, ON*
- 2011**
- Markham Cornell Centre Precinct Plan – Markham, ON**
 - PATH Master Plan Study – Toronto, ON**
 - A Citizen's Guide to Density (CMHC) – Ontario**
 - Sustainable Niagara – Niagara Region, ON**
- 2010**
- Plan SJ – Official Plan – Saint John, NB**
 - Red Deer Environmental Master Plan – Red Deer, AB**
 - Singapore Southern Harbourfront Master Plan (MP) – Singapore**
 - University of Waterloo Campus Master Plan – Waterloo, ON**
 - Saint Albert Downtown Area Redevelopment Plan – Saint Albert, AB**
- 2009**
- Abu Dhabi Urban Street Design Manual – Abu Dhabi, UAE***
- 2008**
- Durham Region Growth Plan – Durham Region, ON**
 - Cornell University Campus Master Plan – Cornell, Ithaca, NY**

* With The MBTW Group
** With Urban Strategies
*** With OTAK International



Single-Room
Occupancy Housing

CANADIAN

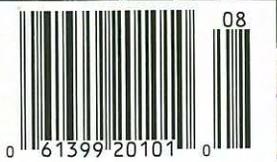
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ARCHITECT

RESIDENTIAL INTENSIFICATION
EXPO 67 REVISITED



EVAN



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HALLOWED HALL



BEN RAHN/A-FRAME

SOCIAL HOUSING DISPLAYS A STRIKING PROFILE IN THIS SUCCESSFUL INSERTION INTO A RARE SLICE OF DOWNTOWN LAND IN TORONTO.

PROJECT EVANGEL HALL, TORONTO, ONTARIO

ARCHITECT ARCHITECTSALLIANCE

TEXT DAVID STEINER

PHOTOS BEN RAHN/A-FRAME, DAVID WHITTAKER

Social housing schemes that devour city blocks died years ago. It has been repeatedly proven that segregated clusters of towers make for miserable living conditions. Regent Park, St. James Town, or Lawrence Heights are generally defunct models for sheltering struggling people, and the government and the public are no longer interested in this building type. Thankfully, these models of housing are being rethought and redeveloped. Through various funding schemes, the city now encourages smaller-scale, community- and privately funded initiatives to deliver social housing that is specific to its targeted audiences—for example, an urban First Nations housing centre, a seniors' residence, or a shelter for homeless folk. In downtown Toronto, the Presbyterian Church has been running a shelter and drop-in centre on Queen Street since 1913, but five years ago, it decided that the building was not large enough to accommodate the number of people that sought services. Last October, a new building, Evangel Hall, opened three blocks south of the old one at 552 Adelaide Street West. Unlike the original, this building is a mixed-use facility serving as a housing development for marginalized people and those suffering from mental health issues, a drop-in centre with

ABOVE TWO CONTRASTING VOLUMES OF THE BUILDING SEEM TO SLIDE PAST EACH OTHER: THE TALL DARK BRICK COMPONENT RISES ABOVE THE ELONGATED SLIVER OF COLOURED GLASS, ALL OF WHICH SITS ATOP A COMPLETELY GLAZED GROUND FLOOR HOUSING A THRIFT SHOP, DROP-IN CENTRE AND ADMINISTRATIVE SPACES.

a wide range of services for the poor, and a retail space for used clothing. The building is relatively small and unabashedly contemporary.

Enormous set-up costs and subsequent debt have made the government reluctant to finance social housing. After a preliminary grant, a non-profit has to finance the remainder of the project through donations and a mortgage at conventional lending rates. John van Nostrand, a partner at architectsAlliance (aA), the architects of the new building, thinks this is positive. "There's a real potential for it to be closer to the private market." He believes the private sector is far more efficient and flexible, able to deliver social housing schemes that are appropriate to its clientele, and effectively run within the constraints of the residential market. aA, known primarily for its Toronto condominiums and university buildings, adapted its knowledge of market-driven high-rise developments to the construction of this five-storey glass window-wall project. The building is sited along a north-south axis on a long narrow slot, tight against a historic theatre to the west. This stretch of Adelaide Street is a busy one-way thoroughfare that takes eastbound traffic into the downtown core. The area is in transition—warehouses and light industry are being replaced with housing and amenities. Parking lots that dot the neighbourhood are quickly being filled in with glass-faced condominiums.

From a distance, Evangel Hall appears as two blocks nestled beside each



BEN RAHN/ARFRAME

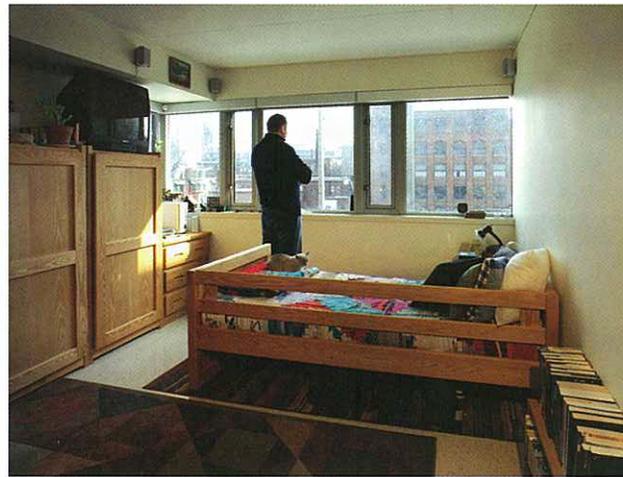
other. The taller one is clad in dark brick, the other is a long and narrow coloured-glass rectangle. The housing component is accessed from Adelaide Street at the south; the drop-in area is open to the public from a new driveway along the east façade; and the retail component sits closest to the street in a one-storey smart glass box. Each program piece has a dedicated administration space. There are 84 apartments split amongst bachelor, one-bedroom, and two-bedroom units. The smallest of the three types is about 225 square feet. Modularity governs the size and position of the smallest units: any two adjacent bachelor units are the size of a one-bedroom unit. To convert the bachelors into a one-bedroom, the demising wall needs only to be removed (this works to a point—the one-bedrooms have their plumbing in a different place than the bachelor apartments). Van Nostrand explained that the one-room unit is based on the old single-room occupancy (SRO) hotel model, where single people could rent rooms by the week or month. Popular until the end of the Second World War, this housing type virtually disappeared from the market. All units at Evangel Hall have large operable windows and tiny kitchens. While bachelor units generate the most mortgage income, two-bedroom units afford the greater service. By analyzing the cost of each unit, the value they provide and the potential clientele, a mix of units was derived.

aA modified the standard window system by stopping the glazing at the top and bottom of each slab. A custom metal edging piece was then fit onto the slab edge and fastened into place from the exterior. This does two things: it creates a strong horizontal line at each floor and allows for easy access to repair any moisture problems that arise at the base of the window wall. Strong lines, a fenestration pattern that flips between every floor, and coloured glass spandrel panels placed periodically as visual punctuation add texture to an otherwise long, unrelenting façade.



SITE PLAN

CLIENT PRESBYTERIAN CHURCH OF CANADA
ARCHITECT TEAM JOHN VAN NOSTRAND (PARTNER IN CHARGE), RUDY WALLMAN (DESIGN ARCHITECT), PAUL KULIG, JON VAN OOSTVEEN, BRUCE FRASER
STRUCTURAL BLACKWELL BOWICK
MECHANICAL/ELECTRICAL G & M TECHNICAL SERVICES
LANDSCAPE DIANA GERRARD LANDSCAPE ARCHITECTURE
INTERIORS ARCHITECTSALLIANCE
CONTRACTOR DINEEN CONSTRUCTION
KITCHEN LTD CONSULTING
SHORING RWB ENGINEERING
AREA 5,352 M² GROSS FLOOR AREA
BUDGET \$8.6 M
COMPLETION OCTOBER 2006

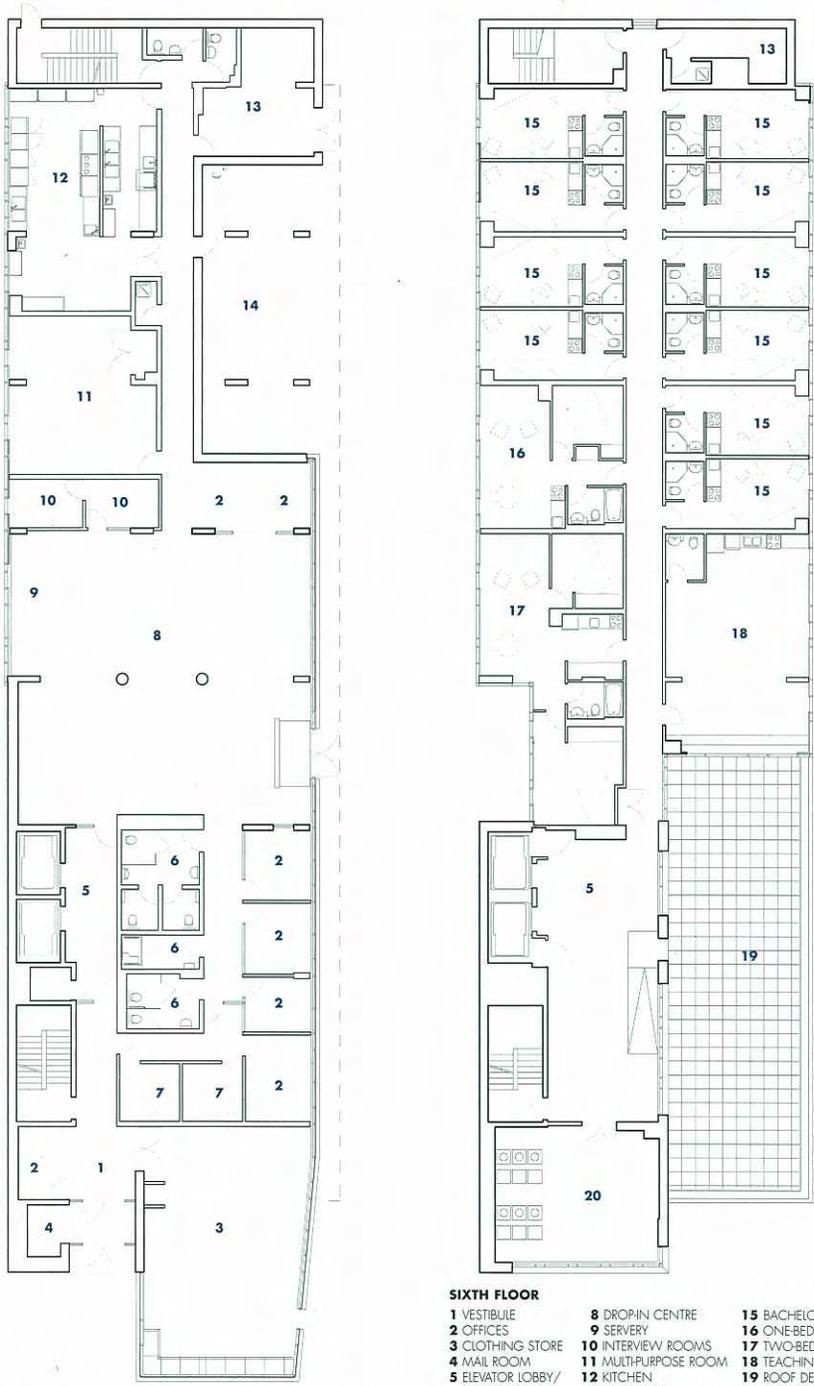


OPPOSITE A MASSING DIALOGUE AND VISUAL HIERARCHY IS EXPRESSED THROUGH THE THREE-PART COMPOSITION OF THE ADELAIDE STREET FAÇADE. A THRIFT SHOP AND ENTRANCE ON THE GROUND FLOOR IS THE MOST TRANSPARENT AND INVITING ELEMENT. **ABOVE, LEFT TO RIGHT** IT IS IN THE CAFETERIA WHERE RESIDENTS BEGIN TO FORM THEIR COMMUNITY; INSIDE ONE OF THE TYPICAL BACHELOR UNITS.

The needs of Toronto's homeless in this small area of the city are significant, and consequently the building is well used. Up to 100 people are fed each morning in the main common space. The food is prepared in the ground-floor kitchen. There is space for clothing storage, a simple spiritual room in the basement, offices, and counselling rooms. On the top floor, looking south to Lake Ontario, is a laundry room and common kitchen that connects to a large terrace. In Toronto's current housing climate, such an amenity is priceless. In contrast to the exterior, the building's interior is far more utilitarian. Constant use has rendered the interiors prematurely worn after only a few months. Plain, inexpensive materials comprise the finishes, and a folksy mural scene painted by a volunteer faces the main entrance.

Contemporary social housing often makes for good architecture. Absent are the market pressures that can squeeze the quality out of traditional housing. Social housing developers are radically different from other speculative developers. They are more willing to accept new solutions since the end users are usually not as discerning or conservative as typical homeowners. Evangel Hall avoids the utilitarianism of many existing social housing developments and provides a piece of architecture that is as sophisticated and considered as any other building type. It suggests the possibility for the least marketable segment of society to live comfortably in a building as humane, as dignified, and as unapologetically stylish as any market housing. **CA**

Previously employed at architectsAlliance, David Steiner is an architect working at Cohos Evamy in Toronto.



GROUND FLOOR 0 10M

- SIXTH FLOOR**
- 1 VESTIBULE
 - 2 OFFICES
 - 3 CLOTHING STORE
 - 4 MAIL ROOM
 - 5 ELEVATOR LOBBY/COMMON AREA
 - 6 WASHROOMS
 - 7 MEDICAL CLINIC
 - 8 DROP-IN CENTRE
 - 9 SERVERY
 - 10 INTERVIEW ROOMS
 - 11 MULTI-PURPOSE ROOM
 - 12 KITCHEN
 - 13 GARBAGE & RECYCLING ROOM
 - 14 PARKING
 - 15 BACHELOR UNIT
 - 16 ONE-BEDROOM UNIT
 - 17 TWO-BEDROOM UNIT
 - 18 TEACHING KITCHEN
 - 19 ROOF DECK
 - 20 LAUNDRY

YWCA Elm Street

Client: YWCA Toronto and Wigwamen Inc.

Scope: In partnership with Hilditch Architects - Full Scope Architectural Services

Project Status: Completed 2012

Gross Floor Area: 30,400SM (320,000SF)

The YWCA Elm Centre is one of the largest social housing projects to be developed in downtown Toronto. The Centre combines new administrative offices for YWCA Toronto with two new residential communities comprising 300 new affordable rental housing units.

This two-building complex in downtown Toronto houses residential, administrative and community services for YWCA Toronto. The Jean Tweed Centre, which works with women facing substance abuse, and Wigwamen Inc., an aboriginal housing development organization, are partners in the project. The complex is organized around an internal courtyard, and provides offices, food services, retail, meeting and multi-purpose rooms, and community services for the three organizations. A playground for the children of all residents is also nestled within the courtyard.

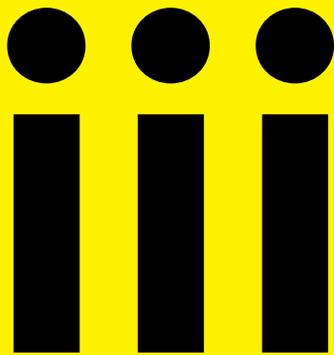
The YWCA Elm Centre had to comprehensively address the needs of a very diverse community: low-income woman with mental health and addiction issues, women fleeing violence, women of aboriginal ancestry, and single mothers and their children. Our team had to deliver a range of affordable housing types to meet the programming requirements of three complimentary, but distinct, not-for-profits, and to create a series of safe, high quality and vibrant public spaces to help the community grow and thrive in years to come.

The Jean Tweed Centre, which works with women facing substance abuse, and Wigwamen Inc., an aboriginal housing development organization, are partners in the project. The YWCA Elm Centre has 300 affordable apartments for single low-income women, women with children, women living with mental health and addiction issues and families of Aboriginal ancestry. Of the 300 apartments, 150 units are rent-geared-to income (RGI). 100 of these are for women with mental health and/ or addictions issues. These tenants receive individualized support to help them identify and achieve goals, and live full lives.

The remaining 150 units are affordable apartments (low end of market), 50 of which are for families of Aboriginal ancestry and 15% of the 300 units are for women over the age of 50. There are a range of one, two and three-bedroom units throughout the building.

The YWCA facility is in the heart of the city of Toronto occupying an entire city block. This location is both convenient from a service and transit perspective, but can be a challenging location for some of the vulnerable residents it serves such as those suffering from mental health related issues. The unique design strategy to overcome this situation was to create a building centred around a courtyard. The heart of the project and the focus of the facility is the large open space which the building wraps itself around.





Flexible +
Incremental
Prototypes for Rental
+ Ownership

Fred Victor Mission

Client: United Church of Canada and Keith Whitney Homes

Scope: Full Architectural Services

Project Status: Completed in 1998

Gross Floor Area: 130,000 SF

This mixed-use housing project, commissioned by the United Church of Canada and Keith Whitney Homes, provides long-term accommodation for 130 former hostel residents and 67 seniors. The complex, which includes both a new building as well as a major renovation and addition, is organized into two separately owned housing projects.

A community centre, restaurant, lounges, medical clinic and administrative offices are located on the basement and main floor levels. In addition to architectural design and construction management, SvN's responsibilities included an extensive consultation process with project residents, needs assessments, feasibility analyses and pro-forma development, and the management of a rezoning process that culminated with presentations to the OMB.



468 James North, Hamilton

Client: Parcel Developments

Scope: Planning and Architecture

Project Status: Planning Application Approved

Gross Floor Area: 70,000SF

468-76 James Street North in Hamilton is inspired by the history of this largely owner-built neighbourhood. The 5-storey mixed use building with retail on the ground floor employs a flexible approach to floor plate design that sees the unit areas as “land” that can be divided into “lots” and the corridors and services as “infrastructure” to serve the “lots”. Using this design method, homeowners can purchase as many lots as needed to create various unit sizes from studios to 3-bedrooms as needed.

The massing considers the context of the neighbourhood through materiality and conforms to a 45 degree angular plane with the adjacent residents to reduce visual impact and increase sky view to daylight.

The building strives to keep social stability of the neighbourhood through ownership and providing education and training in establishing and running a condo board that fosters community.

The model of affordable ownership includes financial support in the form of a second mortgage loan on top of the minimum 5% down by purchasers. In 2017, PARCEL Developments engaged SvN to provide planning services in support of an Official Plan Amendment and Zoning By-Law Amendment to facilitate the development of an 8-storey mixed use building in Hamilton's North End.

Parcel is a new development company that delivers housing affordability through housing flexibility. Parcel accommodates changing household needs that grow or shrink overtime. Their developments sell individual “parcels” starting at 250 square feet. Purchasers can purchase one or more parcels and adapt how they are divided overtime. Owners can also sell individual parcels to shrink their household size or, to grow their households, buy neighbours parcels as they are available.

Through the OPA and ZBLA process, SvN provided a full range of planning services, working with Parcel from pre-consultation through final OPA and Zoning By-Law Approval. SvN developed all the required planning reports and studies including a graphic Planning & Urban Design Rationale which effectively framed Parcel's approach within the Region's broader housing affordability crisis, as well as communicated the proposals urban design merits. The final approved concept delivered the floorplates needed to accommodate Parcel's unique approach while fitting within Hamilton's mid-rise design guidelines and providing a graceful transition between Hamilton's urbanizing James Street North and adjacent low-rise neighbourhoods.



MODULAR FLEXIBLE HOUSING

468 JAMES STREET NORTH

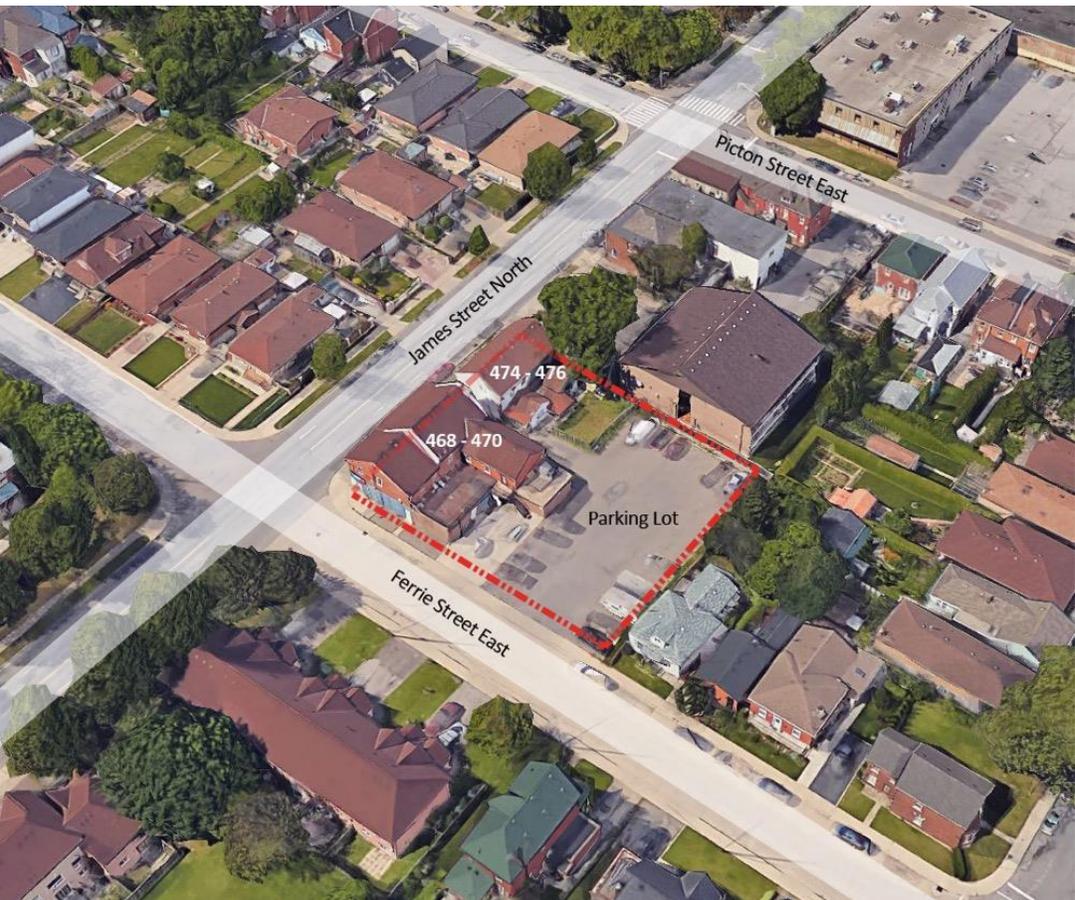
Presentation by:
John van Nostrand, CEO, FRAIC, FCIP

“MODULAR” DEFINED

DICTIONARY: constructed with standardized units or dimensions for **flexibility** and variety in use

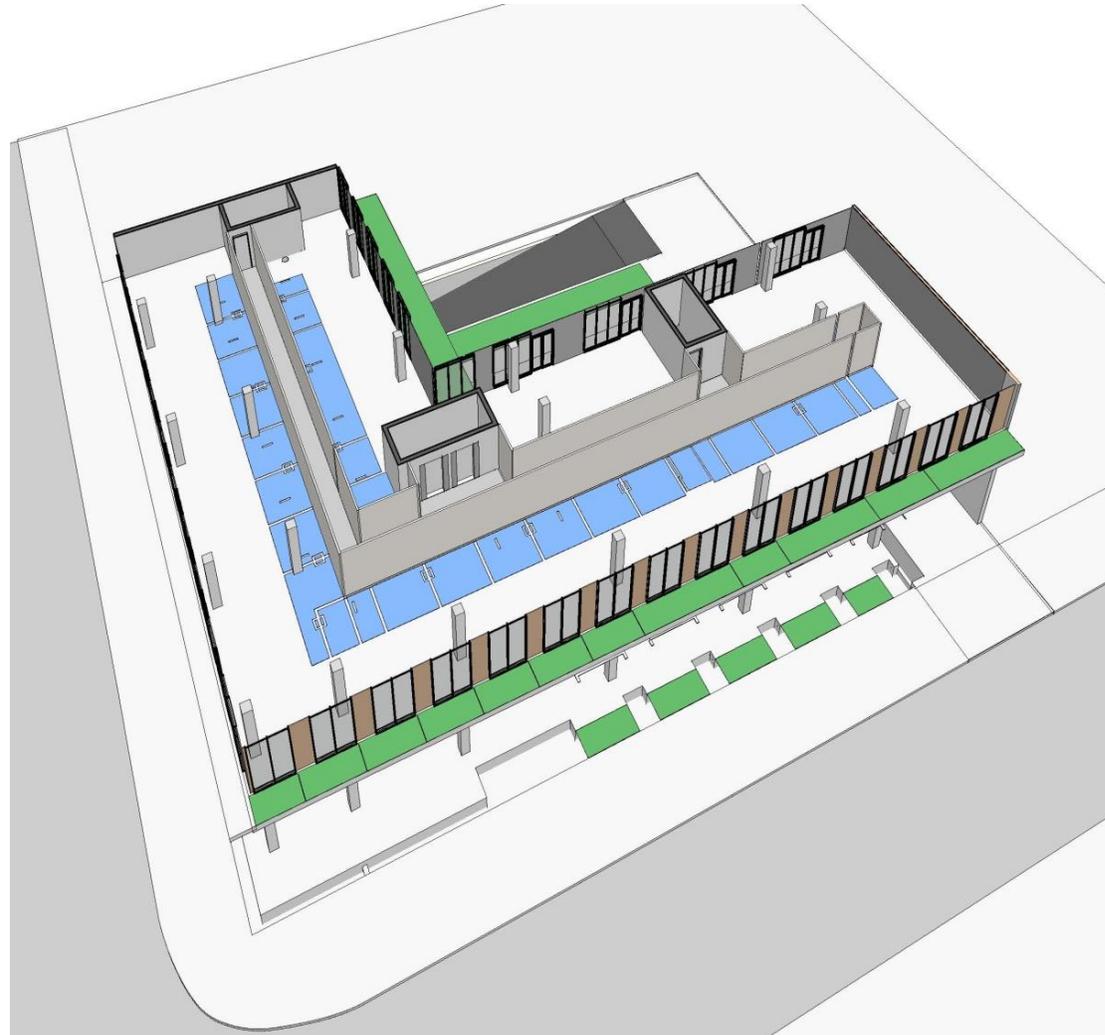
TECH: refers to a software engineering approach geared toward developing software applications in terms of modules or components. a modular information system is built around **different** modules that encompass a **cohesively whole solution** and/or system.

468-76 JAMES STREET: Building Design



Our Approach to Development – The SME Frame

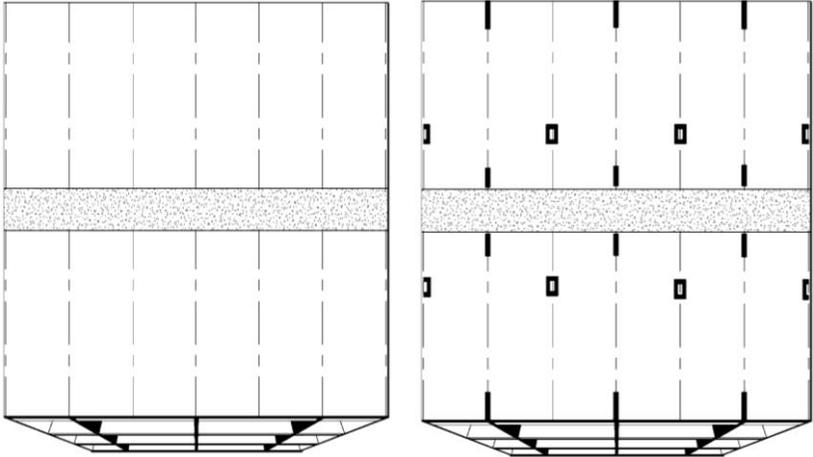
Instead of standard shear wall construction, **Parcel** uses **column + slab construction** so that households – not “the Developer” – determine their own party-wall locations.



Parcel's Approach to Development – SME Framework

1. Land

Parcel constructs new “Land” (in the air) with a central corridor (the “Street”) that serves new “Lots”

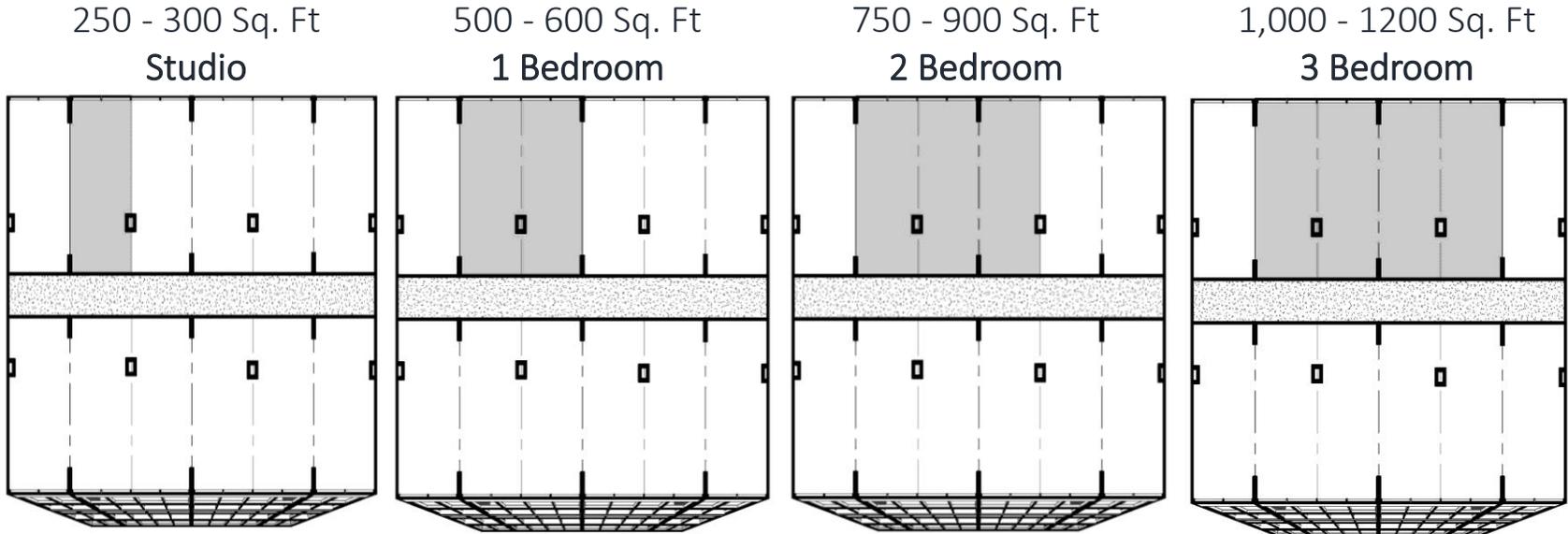


2. Infrastructure

Parcel provides the “Infrastructure” in the form of a three-dimensional **Structural/Mechanical + Electrical (SME) Frame** serving all “Lots”

3. Lots

A homeowner can then purchase as many lots as they can afford

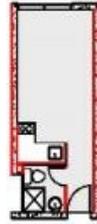


The Parcels – Optional Plans, Sizes and Rental Units

1 Parcel: 250 - 300 SF. F



Basic

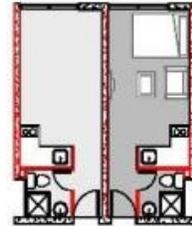


Turn-Key

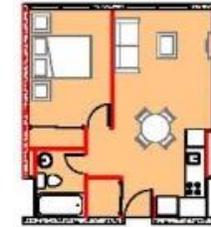
2 Parcels: 500 - 600 SF.
Ft.)



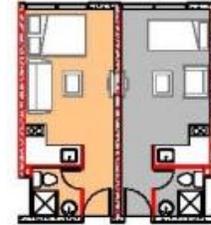
Basic



+ Rental

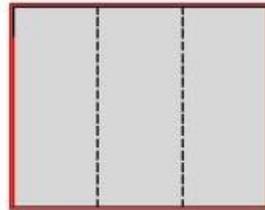


Turn-Key

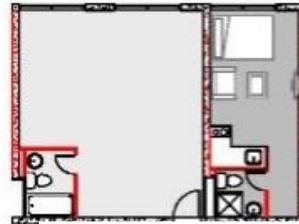


+ Rental

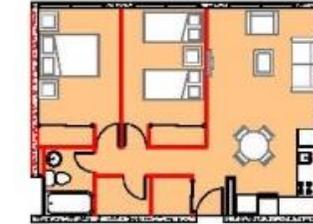
3 Parcels: 750 - 900 SF



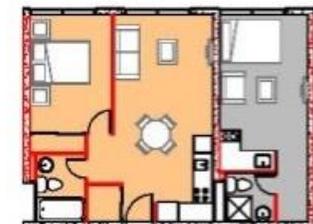
Basic



+ Rental



Turn-Key

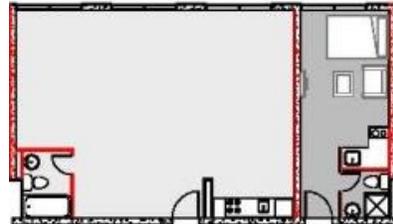


+ Rental

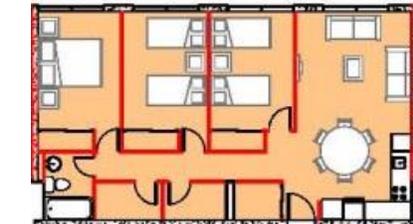
4 Parcels: 1000–1200 SF



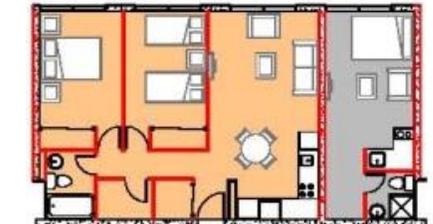
Basic



+ Rental



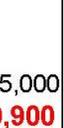
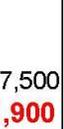
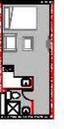
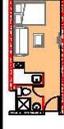
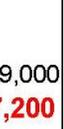
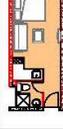
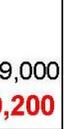
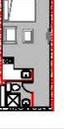
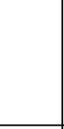
Turn-Key



+ Rental

Parcel Developments

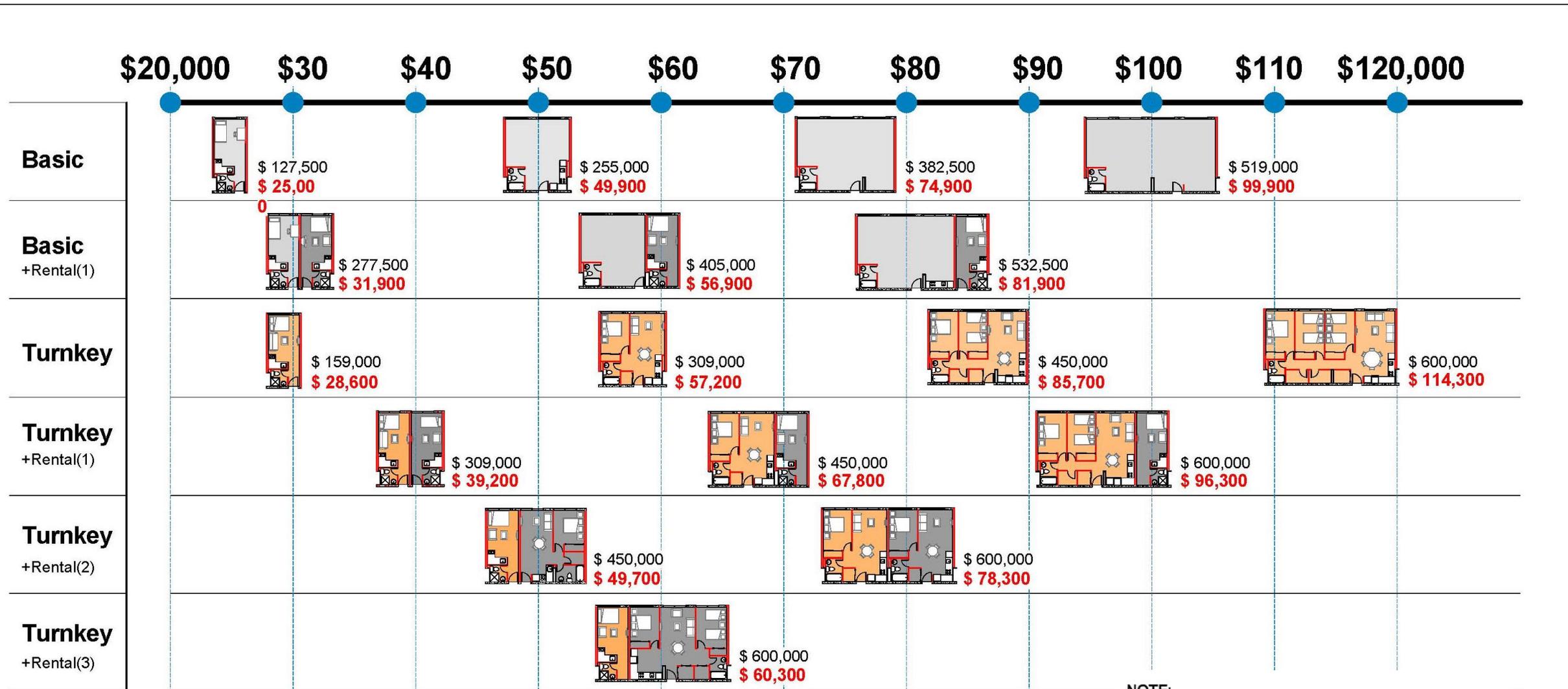
The Parcels – Current Annual Incomes Required to Own + Purchase Prices

	Studio 250 s.f	1-Bed 500 s.f	2-Bed 750 s.f	3-Bed 1000 s.f	
Basic	 \$ 127,500 \$ 25,000	 \$ 255,000 \$ 49,900	 \$ 382,500 \$ 74,900	 \$ 510,000 \$ 99,900	Purchase Price
Basic +Rental(1)		 \$ 277,500 \$ 31,900	 \$ 405,000 \$ 56,900	 \$ 532,500 \$ 81,900	Income Required
Turnkey	 \$ 159,000 \$ 28,600	 \$ 309,000 \$ 57,200	 \$ 450,000 \$ 85,700	 \$ 600,000 \$ 114,300	
Turnkey +Rental(1)		 \$ 309,000 \$ 39,200	 \$ 450,000 \$ 67,800	 \$ 600,000 \$ 96,300	
Turnkey +Rental(2)			 \$ 450,000 \$ 49,700	 \$ 600,000 \$ 78,300	
Turnkey +Rental(3)				 \$ 600,000 \$ 60,300	

NOTE:

Unit price estimates are calculated based on comparable prices per square foot in the Hamilton real estate market as of January 19, 2018 and are subject to change at any point, at the discretion of John van Nostrand Development Inc

The Parcels – Owner Unit Choices (by Income) (Jan 2018 prices)



NOTE:
 Unit price estimates are calculated based on comparable prices per square foot in the Hamilton real estate market as of January 19, 2018 and are subject to change at any point, at the discretion of John van Nostrand Development Inc

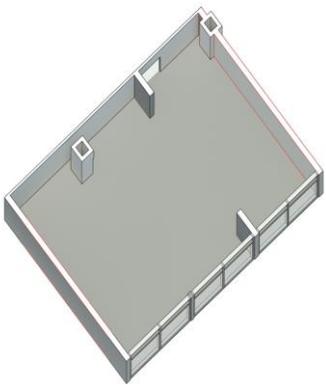
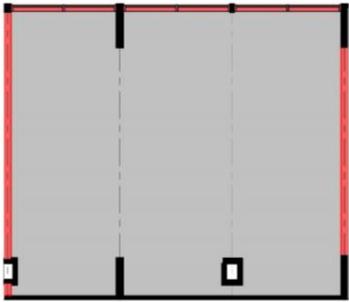
Examples of Choices for Incomes from \$55,000 to \$65,000

Basic <i>With Rental</i> 1,000 Sq. Ft.	Option 1
Basic-Plus 750 Sq. Ft.	Option 2
Turnkey 500 Sq. Ft.	Option 3

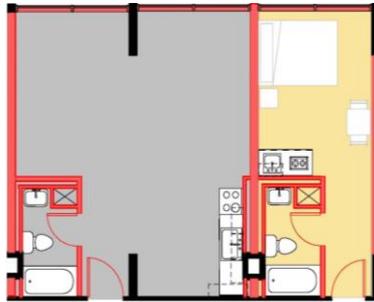


The Parcels – Homes Can Change as Life Changes

Life Stage 1



Life Stage 2



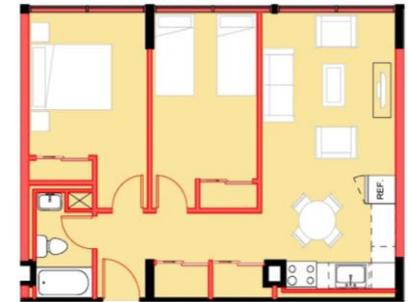
Rental Income =
5,000 - 7,000 per year

Life Stage 3



Rental Income =
5,000 - 7,000 per year

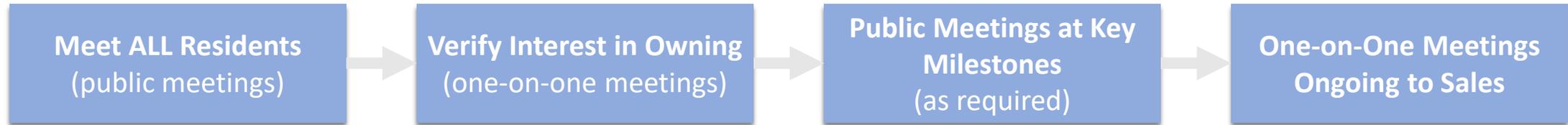
Life Stage 4



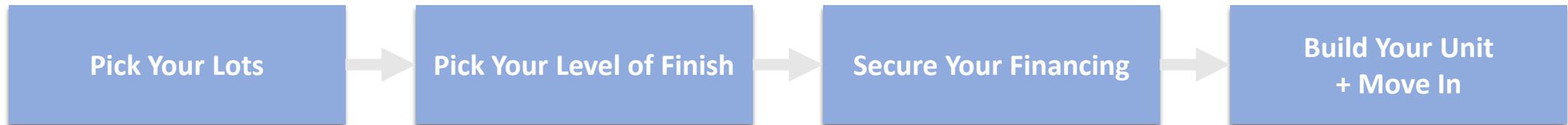
Parcel Developments

Our Approach to Development – Full Engagement Process

Pre-Development



During Development



Parcel Developments

468 James North: Model (for public use)



Parcel Developments

Our Approach to Development – Flexibility

The Structural/Mechanical + Electrical (SME) Building Frame provides new owners with the flexibility to:

- a. Decide how much they can afford to spend, and when
- b. Plan + Design + Finance their own home
- c. Purchase a Basic (legally occupiable) unit, then decide on the level of finish they want
- d. Choose to participate in the build-out and/or finishing of their home (to reduce costs) or not
- e. Share ownership with friends or family
- f. Sublet part of their home to increase their income, or house an aging relative



“Why Own? Renting Seems Like Less Hassle...”

As a Renter

Rent	\$1,200
Insurance	\$41
Total Cost/Month	\$1,241
Total Cost/Year	\$14,892
Costs Over 25 Years	\$372,300

Today...

In the Short Term:

Renting is a bit less expensive (difference = 321/month)

As an Owner

Mortgage	\$1,200
Property Taxes	\$229
Condo Fees	\$92
Insurance	\$41
Total Cost/Month	\$1,562
Total Cost/Year	\$18,744
Costs Over 25 Years	\$468,600

If you invested the difference
between renting and owning...

(321/month at 4%/year, compounded monthly)

Total Income	\$165,585
Total Costs	\$372,300
Profit/Loss	-\$206,715

After 25 Years...

In the Long Term:

Owning is a better investment
(net benefit = \$414,571)

If you paid your mortgage
and sold your home...

(4% annual appreciation)

Total Income	\$676,456
Total Costs	\$468,600
Profit/Loss	+\$207,856

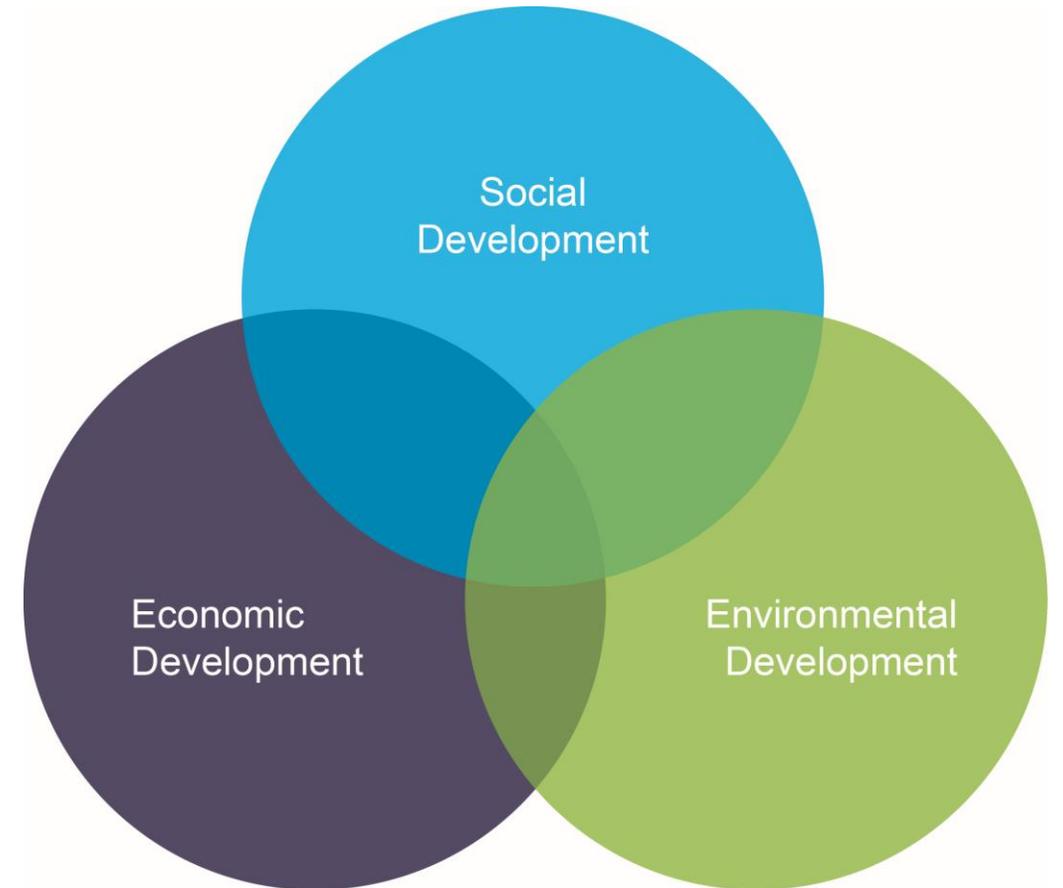
468 JAMES STREET: Building Design



The Triple Bottom Line

Parcel believes that **social**, **economic** and **environmental** objectives are of equal importance and, to be truly effective, no one objective can be attained in isolation of the other two

Parcel strives to **strike a balance** between all three objectives



Social Bottom Line

Socially, Parcel seeks to empower existing residents – be they newcomers or oldcomers – by providing access to knowledge of their neighbourhoods and the financial potential of owning their own homes. In our buildings, we provide households with the tools they need to invest in and develop their surroundings to meet their changing household composition and needs.

Economic Bottom Line

Economically, Parcel recognizes housing as one of the highest employment generators in any city, and as a catalyst of local, neighbourhood-based, economic development. Moreover, owning a home creates household economies that can be leveraged

Environmental Bottom Line

Environmentally, Parcel employs a common-sense approach to environmentally-sensible design by providing a base structure and services that allow owners and renters to self-realize potential “green” solutions

QUESTIONS

JOHN VAN NOSTRAND, CEO

JVANNOSTRAND@PARCELDEVELOPMENTS.CA

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